



531 Folleshill Road, Coventry, CV6 5JN

£80,000 Per annum



- Prime corner trading position on Folleshill Road — one of Coventry's busiest arterial retail corridors
- 4,237 sq ft (393 sq m) of versatile accommodation across ground and first floors
- Densely populated catchment with strong daily footfall and passing vehicle traffic
- Private rear parking for 3–4 vehicles — a rare advantage on Folleshill Road
- Landmark former Lloyds Bank building with instant high-street presence and brand visibility
- Class E consent — suitable for retail, café/restaurant, convenience, medical, professional services or showroom
- Just over one mile from Coventry city centre, with direct links to the M6, A444 and Coventry Railway Station
- Ideal for national operators entering Coventry or established franchisees expanding their estate

Land your brand on one of Coventry's busiest retail parades.

Folleshill Road carries thousands of vehicles and shoppers daily through one of the city's most densely populated and commercially active corridors — just over a mile from Coventry city centre and within easy reach of the M6, A444 and Coventry Railway Station. For operators entering Coventry or franchisees scouting a strong second or third site, trading pitches of this calibre rarely become available.

62 Holbrook Lane | | Coventry | West Midlands | CV6 4AB
02476 01 65 45 | commercial@tutisestates.co.uk | www.tutisestates.co.uk

