



The Astoria, 71 Albany Road, Earlsdon, Coventry, CV5 6JR

POTENTIAL REDEVELOPMENT/INVESTMENT OPPORTUNITY
Prominent Former Broadway Cinema, subsequently 'The Astoria'

Summary

Tenure	For Sale
Available Size	8,136 sq ft / 755.86 sq m
Price	Offers in the region of £800,000
Rateable Value	£42,000 Interested parties should also make their own enquiries with the Local Authority.
EPC Rating	D (94)

Key Points

- Located within close proximity of Coventry City Centre
- Redevelopment potential, Subject to Planning
- Sale and leaseback potential
- Good frontage to Albany Road
- A variety of uses, Subject to Planning

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Location

The property is situated on the eastern side of Albany road close to the junction with Winifred Avenue, a cul-de-sac, in the affluent Earlsdon district of Coventry. Albany Road is a bus route which leads south westwards to Earlsdon 'village' centre and north eastwards towards Butts Road, a main arterial route into Coventry city centre approximately ½ mile away. Coventry rail station is also approximately ½ mile away.

Coventry has excellent transport links, being located in the centre of England. The immediate locality comprises a mixture of residential properties with restaurants and retail shops opposite and adjacent as well as other commercial uses nearby.

Description

The property comprises a detached building originally purpose built as a Cinema, which has been converted into a school over two storeys.

The property was originally built in 1922 as The Broadway Cinema in an 'Art Deco' style although soon changed its name and was subsequently known as 'The Astoria' and is constructed of solid brick walls with a flat roof behind a parapet wall. Additions and improvements over the years have included the provision of a first floor with a stage and a mezzanine area, the provision of a rear fire escape, alterations to the existing external stairs to the front with the provision of a disabled ramp and access, amongst others.

On the ground floor the property comprises a large reception area, with toilets and offices at the front with individual music rooms, teaching areas and a refectory behind this off a central corridor which runs from the front to the rear of the building. The refectory includes a kitchen area, a meeting area and toilets.

The first floor is accessed via a lift and stairs on both sides of the building at the rear, and comprises a large concert hall with a stage, and preparation areas. The mezzanine area looks over and is accessed from the first floor concert hall, as well as separate stairs on both sides of the building to the front, and provides an open-plan area as well as offices, a library and toilets.

To the side of the building is another entrance/exit to a car parking area with 8 marked spaces on a tarmac surface with access into Winifred Avenue.

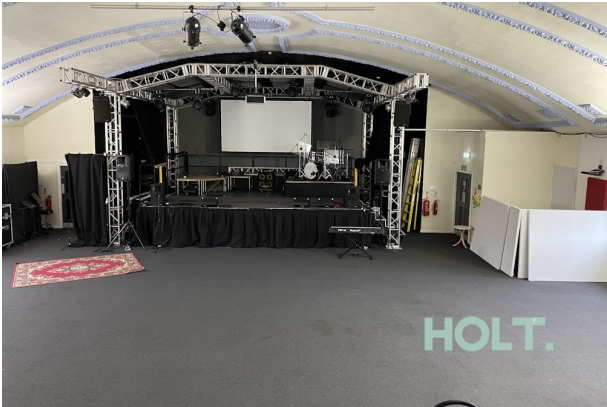
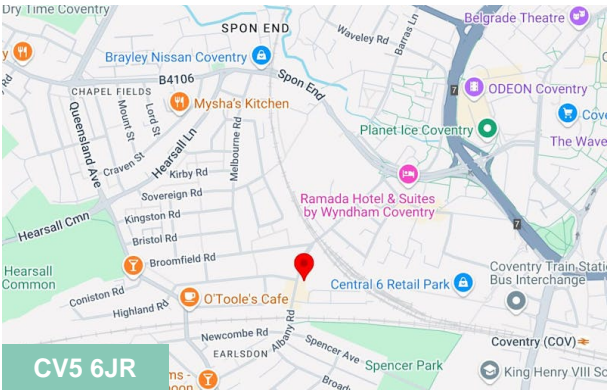
Accommodation

We understand the property has the following approximate Gross Internal Area (GIA):

Name	sq ft	sq m
Ground - Reception, Offices, Music & Teaching Rooms, Refectory, etc	3,925	364.64
1st - Concert Hall, Stage Area, Stores, etc	2,715	252.23
Mezzanine - Open plan Area, Library, Offices, etc	1,496	138.98
Total	8,136	755.85

Money Laundering

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of source of funding shall be required.



Viewing & Further Information



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