

For Sale

Office



**34-36 Hill Street**

Coventry, CV1 4AN

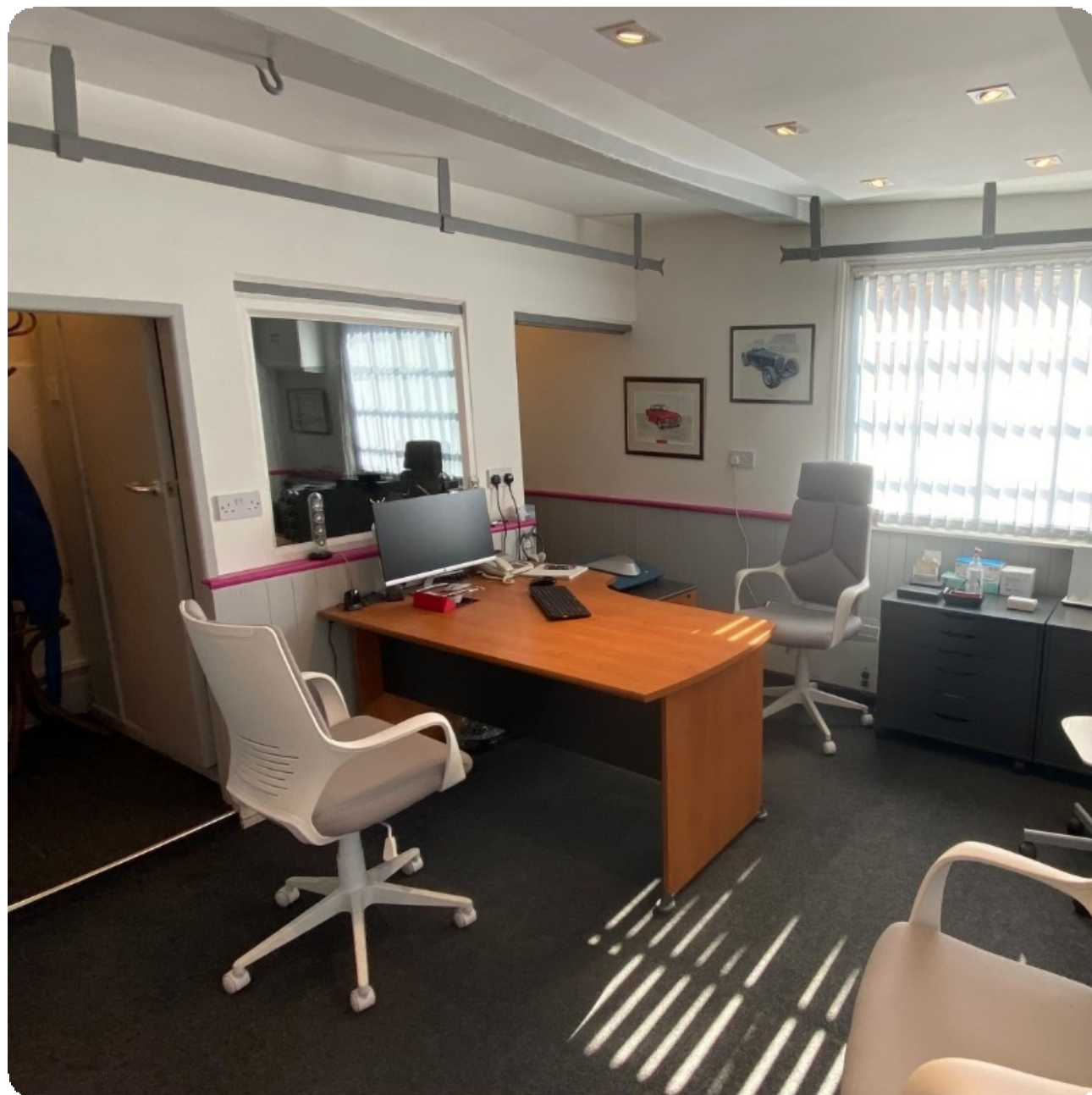
**BROMWICH**  
**ARDY**  
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1,015 Sq Ft  
Offers in Excess of £230,000



## Key Features

- Beautiful Grade II listed building
- Prominent corner plot
- Good quality office fit out
- 0.2 miles from Coventry City Centre
- 140 yards from Belgrade Plaza car park
- Freehold



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## Location

The property is conveniently located just within the ring road, to the west of Coventry City Centre. Coventry's main shopping district is less than a 4 minute walk away (0.2 miles). Immediately next door is The Artisan Bar & Grill and the property is also easily reached by car, being just 140 yards from the Belgrade Plaza multi-storey car park.

## Description

34-36 Hill Street comprises an attractive, Grade II listed office building. Prominently situated on the corner of Hill Street and Ryley Street, the property offers two storeys of office accommodation and a loft for storage. The ground floor is currently fitted to a good quality and is split into a reception and main office / meeting area, making it ideal for businesses to have frequent visits from clients. The ground floor also provides two small tea points and a WC.

Power and water are connected to the building. Gas is available subject to being uncapped and a new meter being fitted.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor	504	46.82
First Floor	511	47.47
<b>Total</b>	<b>1,015</b>	<b>94.29</b>

## Business Rates

This property has a rateable value of £6,600. Small business rates relief should therefore be applicable.

## Tenure

The property is available for sale under Freehold Title WM727180.

## EPC

E110

## VAT

VAT is applicable.

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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

## Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

Contact us with any queries about the property or to book a viewing

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