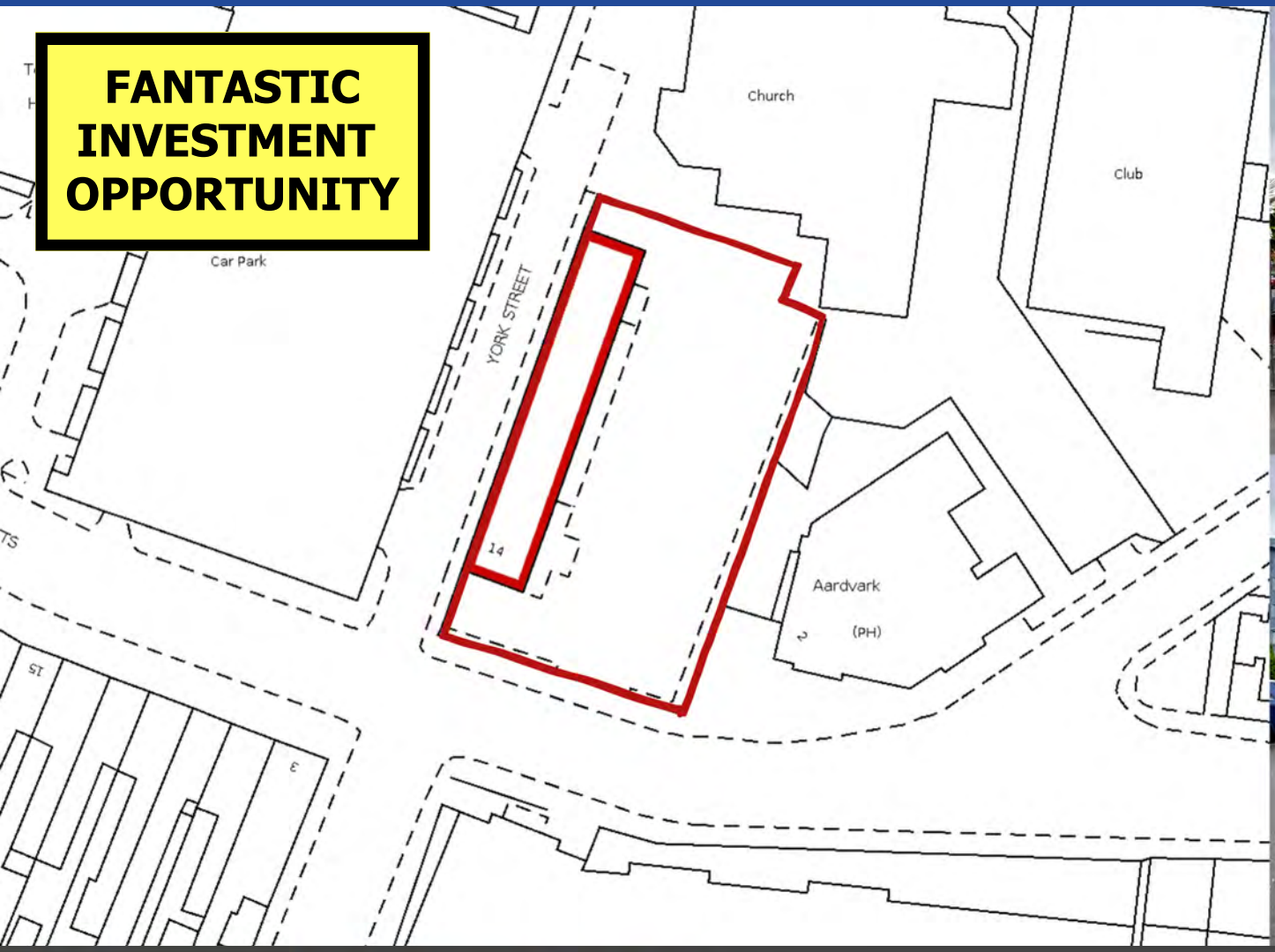
COMMERCIAL PROPERTY - LAND FOR SALE

8-14 The Butts, Coventry, CV1 3GR

FANTASTIC INVESTMENT OPPORTUNITY







RB Gates Nationwide is a trading name of RB Gates Ltd
Company Registered in England No. 08200520
t. 0208 004 6499 e. sales@rbgates.net








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RB Gates Nationwide are pleased to bring to the market this FREEHOLD COMMERCIAL PROPERTY with a significant amount of LAND. This property consists of two businesses running side by side as an THAI restaurant and LEBANESE restaurant with both inside and outside seating.

Both business premises are currently rented giving a total rental income of £44,000 PA (we are informed). The property also includes 4-bedroom accommodation above. This property has a large footprint of land with plentiful space giving a combined area of around 15,000 sq ft. This property has a large capacity for parking of around 20+ cars which is given access by a front gated entrance and to the side of the business premises.

This property is conveniently situated in the city centre of coventry only minutes away from the Coventry train station and other local amenities such as the Central Six Retail Park and Coventry University. This significant area of land would be ideal for a keen developer looking to build key city-centre apartments (subject to planning permission from the council).

Viewing **BY APPOINTMENT ONLY** with the Agents RB Gates Ltd T/A RB Gates, Nationwide. Viewing is highly recommended as properties such as these rarely stay on the market for long.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

5. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



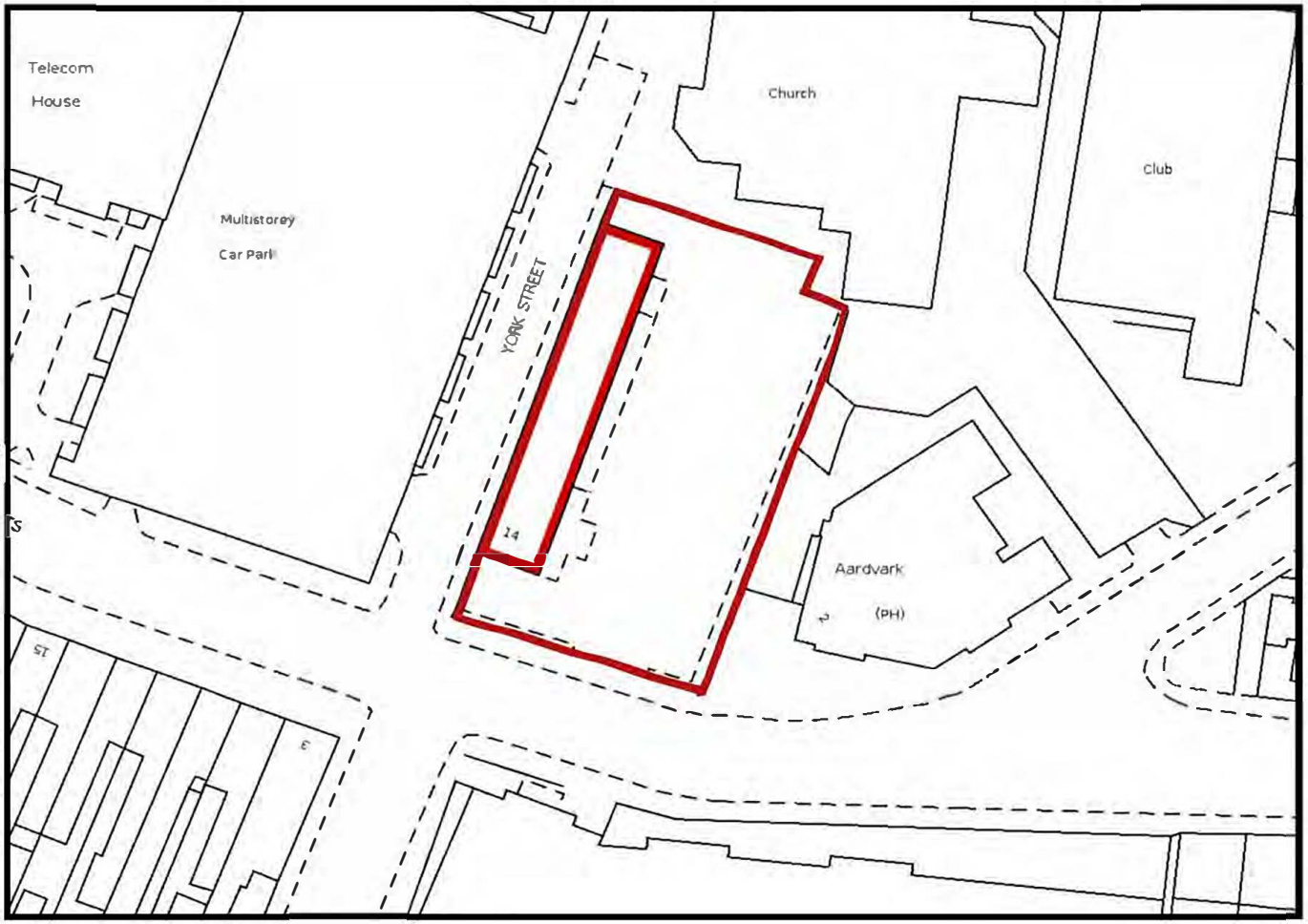


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Ground Floor	sq. m	sq. ft
Restaurant 1		
Front Waiting Area	21.72	233.77
Front Seating Area	107.91	1161.55
Kitchen Area	42.65	459.12
Restaurant 2		
Front Waiting Area	26.16	281.55
Main Seating Area	43.67	470.03
Kitchen Area	20.61	221.80
Storage	14.10	151.73
Outside Seating Area	53.28	573.49

First Floor	sq. m	sq. ft
Accommodation		
Bedroom 1	6.67	71.85
Bedroom 2	17.00	183.02
Bedroom 3	9.57	102.98
Bedroom 4	8.86	95.39
Total		
2x Buildings + Car Park	1410.69	15184.49

Measurements:
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully yourself before ordering carpets, built-in furniture or equipment / fixtures & fittings.

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3. **Buyer's Premium:** Please note that a buyer's premium of £3000.00 will apply when purchasing this property/business.
4. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
5. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
6. **Disclaimer:** These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.
7. **Free Valuation:** Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact RB Gates to arrange a mutually convenient appointment on 0208 004 6499.

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