

**To Let**

**£42,500**  
Per Annum

# City Centre Leisure Unit

**3,782 Sq Ft (351.35 Sq M)**



24 Bayley Lane, Coventry, West Midlands CV1 5RN

## Property Highlights

- City Centre Restaurant overlooking the Cathedral
- Prime location in the City's leisure circuit
- Ground floor in attractive building with return frontage
- Close proximity to Coventry university and the retail centre
- Available on new lease
- Rear outside seating area available separately



Mr David Penn



024 7630 8900



07771 774640



david.penn@bromwichhardy.com

[www.bromwichhardy.com](http://www.bromwichhardy.com)

## Location

24 Bayley Lane is central to the city of Coventry and located within the historic quarter of the city, overlooking the cathedral. Positioned on the corner of Hay Lane and Bayley Lane, it forms part of the entrance to the retail hub of the city and is in close proximity to Severn Trent's headquarters, the Council Offices and Coventry University. The location is also within 10 minute walk from Coventry's main train station, which provides access to the national rail network.

## Description

The restaurant itself is the ground floor space of a three storey office building in the centre of the historic part of Coventry city. The restaurant has stepped and disabled access to the front, with a number of large single glazed windows looking out on to the cobbled streets surrounding the Cathedral and University. Internally there are raised areas and an existing elongated bar. There is a rear entrance into an enclosed courtyard where outside seating is permitted, available by separate licence. There is a delivery entrance to the front of the building and access to a barrel lift to the basement. The main toilet block is accommodated in the basement, along with a well fitted kitchen, two small offices and a number of storage rooms, including one that has been converted into a staff room.

## Accommodation

Description	Sq Ft	Sq M
<b>Ground Floor</b>	<b>Sq.Ft</b>	<b>Sq.M</b>
Restaurant	1983	184.23
Disabled WC	36	3.3
<b>Basement</b>		
Kitchen	319	29.65
Office 1	133	12.37
Office 2	128	11.93
Female WC	219	20.32
Male WC	144	13.34
Storage	820	76.2
<b>Total</b>	<b>3782</b>	<b>351.34</b>

## Business Rates

Rateable Value (2017)	£31,000
Rates Payable (2022/2023)	£15,469

*This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.*

## Tenure

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Use of the outside seating area is available by way of separate licence.

## Services

All mains services are connected.

## EPC

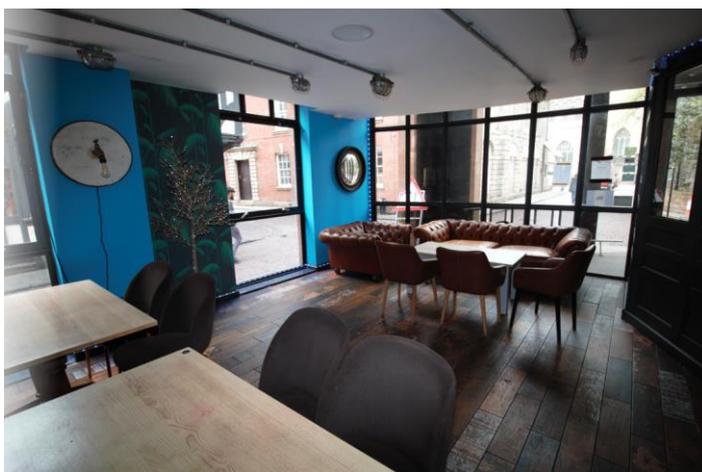
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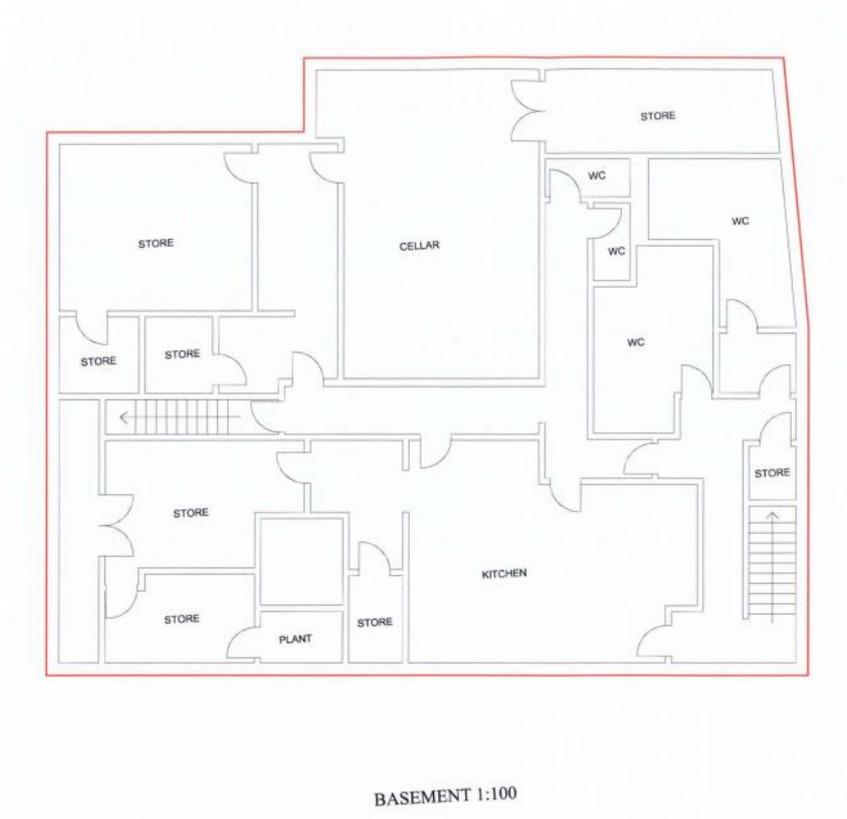
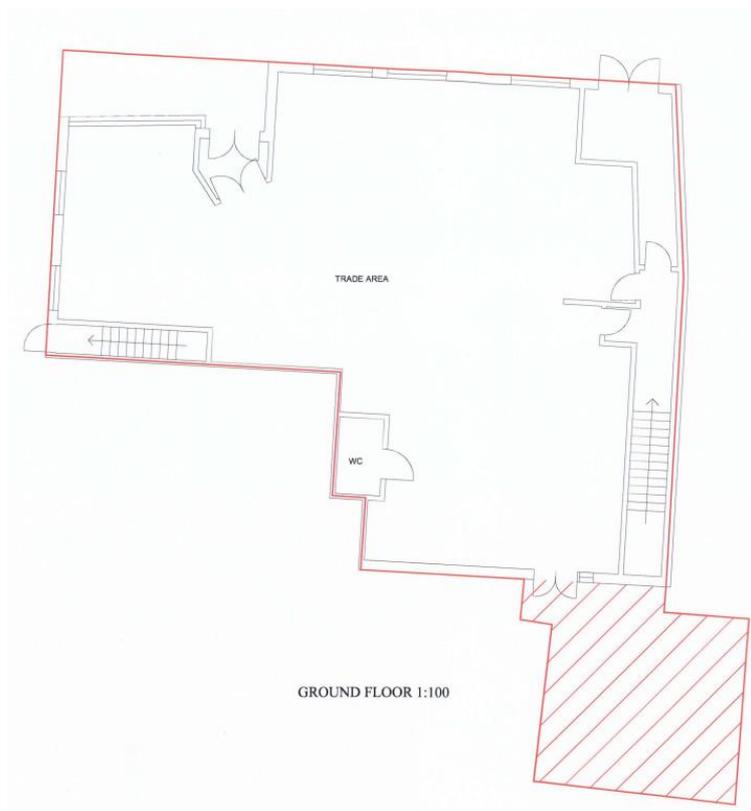
## Viewing

Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

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





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. February 2024.

