

LICENSED HOSPITALITY VENUE



SPORTING CLUBHOUSE, 1 LYTHALLS LANE, COVENTRY, CV6 6FN

To Rent: £28,000 per annum

2,058 sq ft (191.19 sq m)

Description

Sporting Clubhouse is a distinctive and fully fitted sports-bar, hospitality and events venue occupying a substantial detached property within walking distance of the Coventry Building Society Arena.

The property provides approximately 2,058 sq ft of accommodation arranged over two floors. The ground floor contains the principal bar, private side room, ancillary kitchen and mens and ladies toilets, while the first floor includes a function room with a pool table and a storage room.

The premises are offered as a substantially fitted sportsbar/ leisure opportunity, ready for an incoming operator, subject to agreement regarding the inventory, equipment and lease terms.

Summary

- Established licensed premises opportunity, available immediately
- Bar/function space with ancillary kitchen facilities
- Extensive outdoor area suitable for beer garden, events and live screenings
- Easy access from Foleshill Road, A444 and M6 Junction 3
- Customer on-site parking
- Multiple income opportunities: bar trading, food, functions, live sport, matchday trade and first-floor accommodation

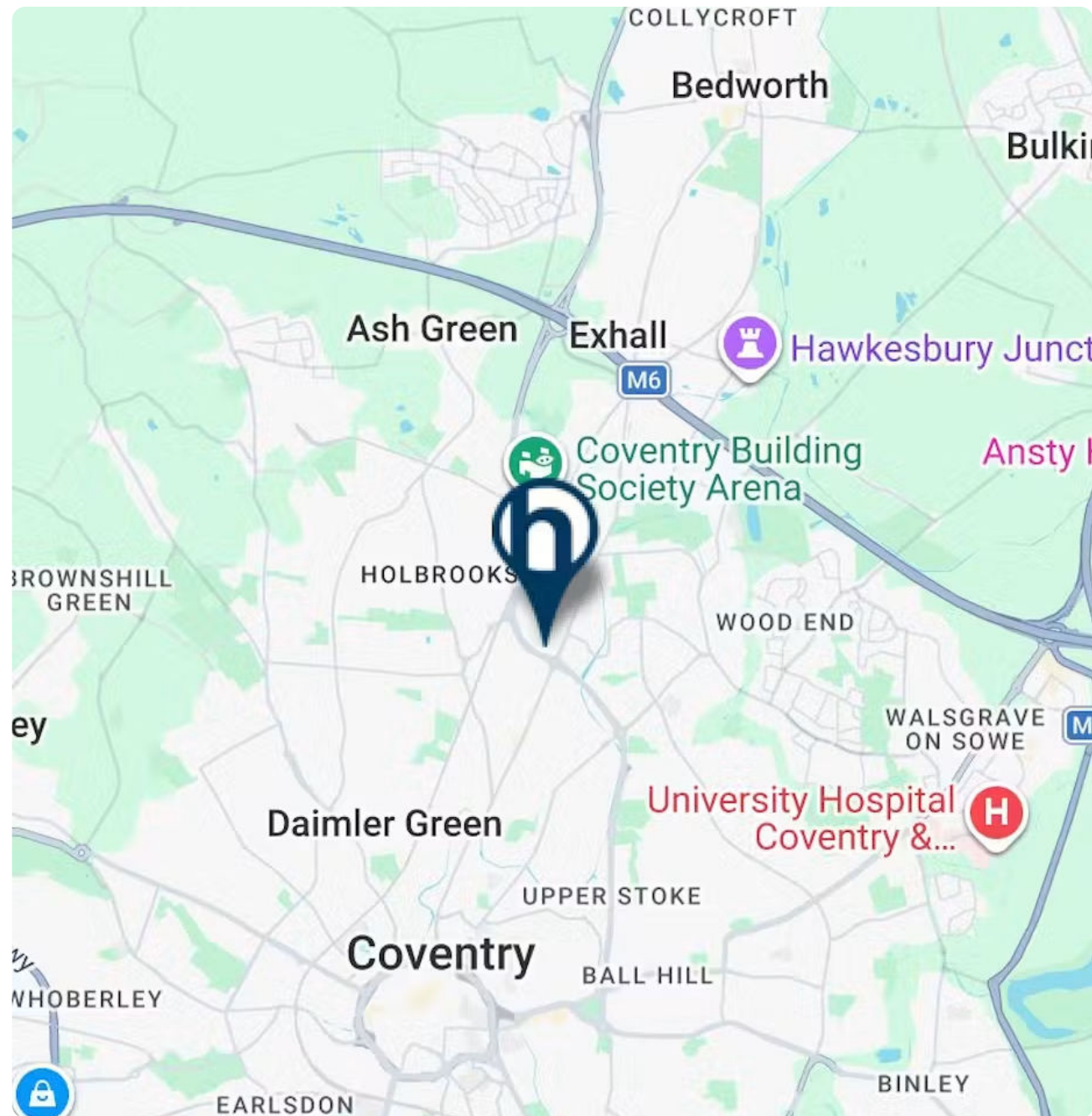


Location

The property is situated on Lythalls Lane, approximately 3.5 miles north-east of Coventry city centre. The surrounding area comprises a mixture of established residential neighbourhoods, retail uses and industrial estates.

The property benefits from excellent connectivity, with easy access to Foleshill Road, the A444 and Junction 3 of the M6. The Coventry Building Society Arena, home of Coventry City FC, is less than one mile away on foot. Following CCFC's recent promotion to the Premier League, the stadium is expected to receive significantly increased number of visitors.

The property represents an exceptional opportunity for an experienced hospitality operator to develop a destination sports venue benefiting from matchday trade, private functions, live sport, food operations and year-round community use.



GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Floor	1,726	160.35
1st - Floor	332	30.84
Total	2,058	191.19

TERMS

The property is available by way of a new lease on terms to be agreed. An ingoing premium of £12,000 is sought in respect of the fixtures, fittings and equipment, subject to contract and an agreed inventory.

RENT

£28,000 per annum

EPC

C (65)

VAT

Not applicable

BUSINESS RATES

Rateable Value: £5,500
Rates Payable:
Rates Payable is £0 as the Rateable Value is below the Small Business Rates Relief threshold, eligible occupiers may benefit from Business Rates Relief, subject to status.

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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