



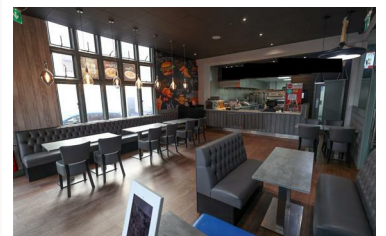
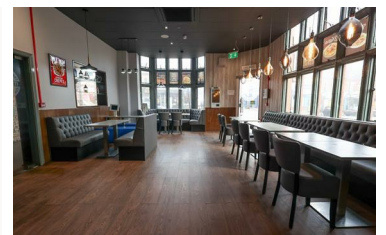
## Unit B 551 Foleshill Road, Coventry, CV6 5JW

**£36,000 Per annum**



- Prime corner position on Foleshill Road and Station Street West, offering excellent visibility and high footfall.
- Prominent double frontage with large windows, providing strong street presence and natural light.
- Premium of £20,000 reflecting the unit's exceptional location and strong trading potential.
- Close proximity to major transport links, including the A444 and M6 motorway, with excellent public transport connectivity.
- Approx. 1,500 sq ft of open-plan ground floor space, suitable for various commercial uses (Class E).
- Located on one of Coventry's busiest arterial routes, just 2 miles from Coventry city centre.
- Suitable for restaurant, takeaway & café
- Surrounded by established businesses and dense residential areas, ensuring a consistent customer base.

Unit B, 551 Foleshill Road, Coventry, CV6 5JW  
 Rent: £36,000 per annum  
 Premium: £20,000 (reflecting the prime location and trading potential)  
 Size: Approximately 1,500 sq ft  
 Use Class: E (Restaurant / Takeaway)  
 Tenure: Leasehold – To Let



62 Holbrook Lane | | Coventry | West Midlands | CV6 4AB  
 02476 01 65 45 | [commercial@tutisestates.co.uk](mailto:commercial@tutisestates.co.uk) | [www.tutisestates.co.uk](http://www.tutisestates.co.uk)