



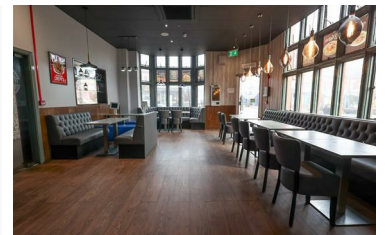
Unit B 551 Foleshill Road, Coventry, CV6 5JW

£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



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