



113 Wheelwright Lane, Coventry, CV6 4HN

By auction £150,000



- Freehold mixed-use commercial premises.
- Arranged as two occupiers – mobile phone shop (front) and florist (rear).
- Ancillary facilities including storage, kitchen and WC.
- Strong rental growth potential – estimated market rent c.£16,000 per annum.
- Rateable Value: £8,000 (April 2023).
- Prominent trading position on Wheelwright Lane, Coventry.
- Approx. 55.2 m² (593 ft²) of flexible retail accommodation.
- Current passing rent c.£9,600 per annum.
- EPC Rating: E (111).
- Guide Price: £150,000 – excellent entry-level investment opportunity.

For Sale by Auction – Rare Commercial Investment Opportunity
113 Wheelwright Lane, Coventry, CV6 4HN
Guide Price: £150,000 | Freehold | Tutis Auctions

Freehold commercial premises in Coventry at this price point are exceptionally rare. Offering dual retail use with a prominent frontage and established trades in occupation, this property presents a standout opportunity for investors seeking a well-priced entry into the commercial property market.

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