



## 2 Wheelwright Lane, Coventry, CV6 4HF

**£20,000 Per annum**



- Available now
- Partially fitted with extraction hoods and stainless steel wall cladding
- Rateable Value: £5,700 (as of April 2023)
- Prominent glass frontage with excellent signage opportunities
- Off-street parking available at the front
- Hot food takeaway premises (no change of use permitted)
- Net Internal Area: 42.7 m<sup>2</sup> (459 sq ft) approx.
- Flexible layout with kitchen, storage, and customer area
- Trading hours permitted: 9.00am–9.00pm daily
- Situated within a busy local parade with strong residential catchment

A hot food takeaway unit is available to let in a prominent position on Wheelwright Lane, Coventry. The property offers an excellent opportunity for operators seeking to establish or expand their food business in a busy and well-established location.

The premises are partially fitted, with extraction hoods and stainless steel cladding already in place, ready for a new tenant to complete their own kitchen installation. The accommodation includes a customer serving area, kitchen, storage space, staff WC, and rear access.

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)

