

# FORMER PEUGEOT DEALERSHIP COVENTRY



## GERALDEVE

**FOR SALE FREEHOLD – SITE AREA 1.15 ACRES**  
Showroom / workshop – 13,275 sq ft (1,233.25 sq m)  
Development Potential (subject to planning)



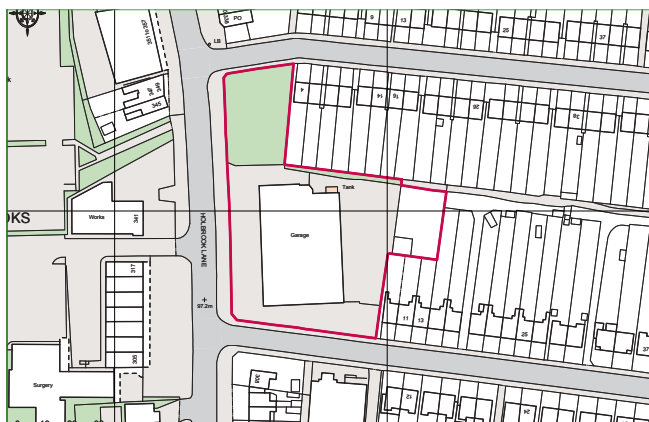
**Former Peugeot Dealership**  
**318 Holbrook Lane**  
**Coventry**  
**CV6 4AB**

- long road side frontage to Holbrook Lane
- total site area 1.15 acres (0.466 hectares)
- substantial external car parking and display area
- three miles from Coventry city centre
- potential for development subject to planning

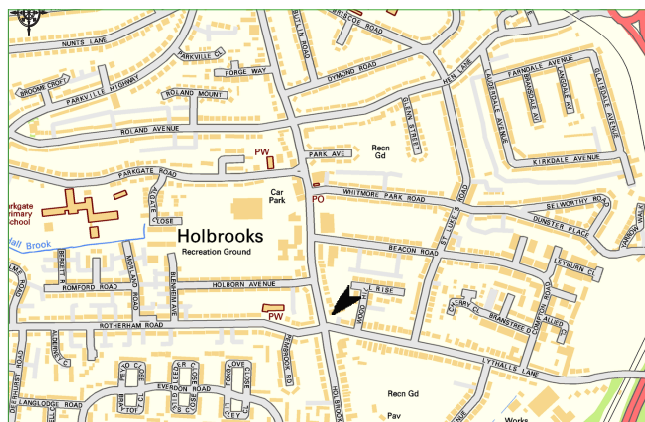
# FORMER PEUGEOT DEALERSHIP COVENTRY



## GERALDEVE



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### Location

The property is located fronting Holbrook Lane in Holbrooks which is a mixed residential and commercial area to the north of Coventry city centre. Access to the motorway network is via J3 of the M6 3 miles to the north.

### Description

The property is of light steel truss construction with glazing to the show room area and in-fill brick elevations to the rear workshop. The floors are concrete, the pitched roof has a profile asbestos covering and there is a profile metal sheet parapet around the whole building.

The showroom is rectangular with full height display windows to the front and side elevations. In addition the showroom has a tiled floor and suspended ceiling with recessed lighting, the heating is provided via gas fired warm air blowers. To the rear of the showroom there are associated sales, service and administration offices.

The rear workshop has an eaves height of 4.5m and is accessed via three electrically operated roller shutter doors.

There are extensive car parking areas around the building and there is an additional external car sales area adjoining, which is at a lower level.

### Schedule of accommodation

Showroom	482.27 sq m	(5,191 sq ft)
Showroom offices	111.84 sq m	(1,204 sq ft)
Part offices/ counter	20.11 sq m	(216 sq ft)
Workshop	594.36 sq m	(6,398 sq ft)
Ancillary area 1	24.67 sq m	(266 sq ft)

**Total GIA** 1,233.25 sq m (13,275 sq ft)  
**Site Area** 1.15 acres

### Rateable value

We understand the property is entered in the 2010 Valuation Roll as follows:

£101,000 Rateable Value equates to £46,258 Rates Payable for 2012/2013.

### Reports

The vendor will provide all prospective purchasers with an environmental report of the property.

### Price

Offers are invited for the freehold interest.

### Tenure

The property is freehold.

### VAT

Maybe chargeable on the purchase price.

### Viewing

By appointment through sole agents, Gerald Eve LLP.

### Richard Ludlow

rudlow@geraldve.com  
Tel. 0121 616 4802

### Nick Burrell

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Tel. 0121 616 4833



### Conditions under which these particulars are issued

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# Energy Performance Certificate

Non-Domestic Building



318 Holbrook Lane  
COVENTRY  
CV6 4DJ

Certificate Reference Number:  
0570-0132-4959-2329-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ 73

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1229
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	75.5

## Benchmarks

Buildings similar to this one could have ratings as follows:

**21** If newly built

**55** If typical of the existing stock