

Substantial department store and associated property

on behalf of Heart of England Co-operative Society



2-20 Corporation Street, Coventry, Warwickshire CV1 1JF

Location

The property is located within Coventry City Centre and fronts both Corporation St, Coventry's inner ring road and has frontage to the lower precinct, a prime pedestrianised shopping location within the city.

Description

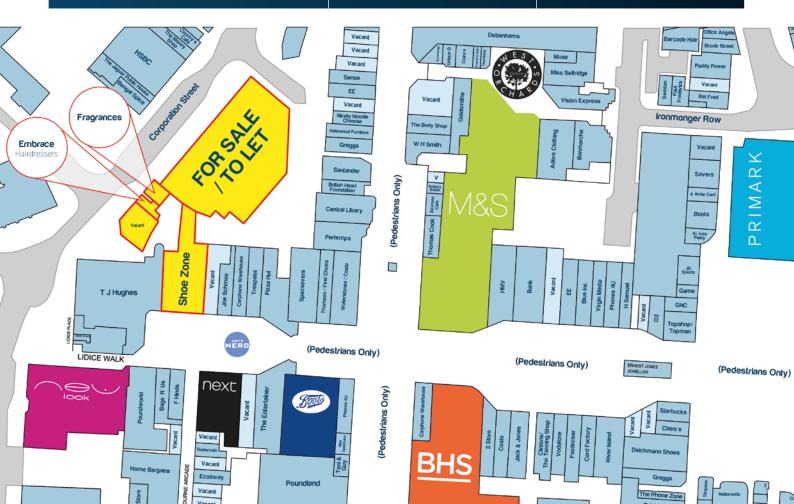
The property comprises of 3 defined areas, the department store 14/20 Corporation Street, Hawkins Building, 2/12 Corporation Street and the lower precinct 82/92 Lower Precinct. The department store and lower precinct are linked by a bridge which incorporates a sales area.

The department store is steel framed with brick and stone facing and has a flat asphalt roof. The store consists of ground, first and second floor sales with basement and third floor storage/offices. The lower precinct unit has 3 floors, 2 of which front the precinct and the second floor access via internal stairs. Both the lower precinct and department store have lifts and benefits from escalators and goods lift.

The Hawkins Building has ground floor links to the department store and is of traditional brick construction with a tiled roof. The property consists of 3 ground floor retail units and 2 independently accessed offices over first and second floors.

Dimensions

| 2/12 Corporation Street | 7579 Sq Ft | 704.3 Sq M |
|--------------------------|---------------|------------|
| 14/16 Corporation Street | 105,043 Sq Ft | 9758 Sq M |
| 82/92 Lower Precinct | 21,204 Sq Ft | 1970 Sq M |





Tenure

The site is held on 3 ground leases from the Local Authority expiring 14 June 2056.

Annual ground rents payable are:

2/12 Corporation Street£1,50014/16 Corporation Street£3,30082/92 Lower Precinct£4,250

Planning

The property has been used for retail and office uses for a number of years. Parts of the property within the Hawkins Building have had approval for change of use to residential. We understand that the site has been listed in the SHLAA as a suitable redevelopment site.

Proposal

My clients are seeking either a sale or letting of the property as a whole or in parts.

VAT

VAT will be applicable to any sale or letting of this property.



For further information please contact the joint agents:

Steven Cox

0121 212 7676 | 07736 626437 steve.cox@brutonknowles.co.uk



David Walton

0121 213 6030 | 07824 438 997 david.walton@harrislamb.com

