

## **TO LET - OFFERS INVITED**

### **THE REEL STORE AT THE TELEGRAPH HOTEL, 157 CORPORATION STREET, COVENTRY, CV1 1GU**



- Prime city centre pitch in the centre of Coventry located adjacent to the Telegraph Hotel
- Recently refurbished for use as a Digital Art gallery
- Part of the site includes an area of double height space of up c. 5.9m in height
- Over 10,000 sq ft of usable space over two floors
- Suitable for a range of leisure, retail and commercial uses

## Location

The property is situated to the rear of the newly refurbished boutique Telegraph Hotel, that occupies a dual frontage position on both Corporation Street and Upper Well Street in the city centre of Coventry. The property sits opposite the renowned Belgrade Theatre and adjacent to Belgrade Plaza leisure scheme, which includes a number of national restaurant chains and a first floor national gym operator.

To the rear and sides of the newly refurbished hotel are a number of Purpose Built Student Accommodation (PBSA) blocks, all new or recently constructed/ refurbished. The main retail and leisure centre to the city have entrances on the opposite side of Corporation Street and the buildings occupy a central city position with good visibility.

Upper Well Street connects within 150m to the north with Coventry City Centre ring road, which provides access to all parts of the city and the national road network thereafter. Coventry railway station is within 15 minutes walk, providing direct line access to both London and Birmingham in under one hour.

## Property Description

An exciting opportunity in central Coventry, which potentially lends itself to a range of leisure uses.

## Accommodation

The newly refurbished accommodation is split over ground and basement. The ground floor has an entrance off Upper Well Street, leading into a large area totalling 875 sq m, with a useable space of 673 sq m, due to a large open area in the centre of 202 sq m as double height from the lower ground floor. The ground floor area includes a plant room and a toilet block.

The lower ground floor has a total area of 670 sq m. The lower ground floor also includes a plant room and a specific defined store room, with four clear fire exit routes to the stairways servicing both floors.

## Tenure

The premises is available by way of a new lease, subject to terms to be agreed.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Business Rates and Council Tax

The property is assessed as a 'Museum and premises' and the Rateable Value is £12,500.

## VAT

VAT will be applicable on the letting of this property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

## Viewings

All viewings strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

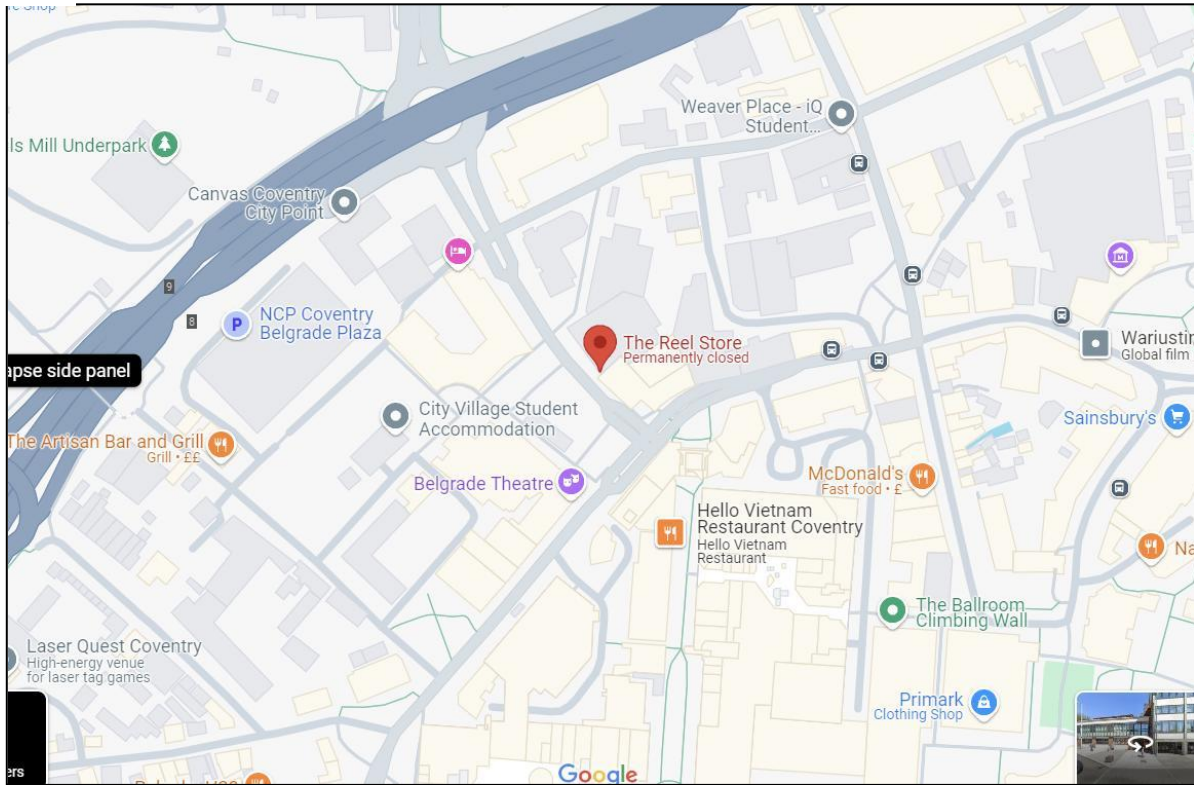


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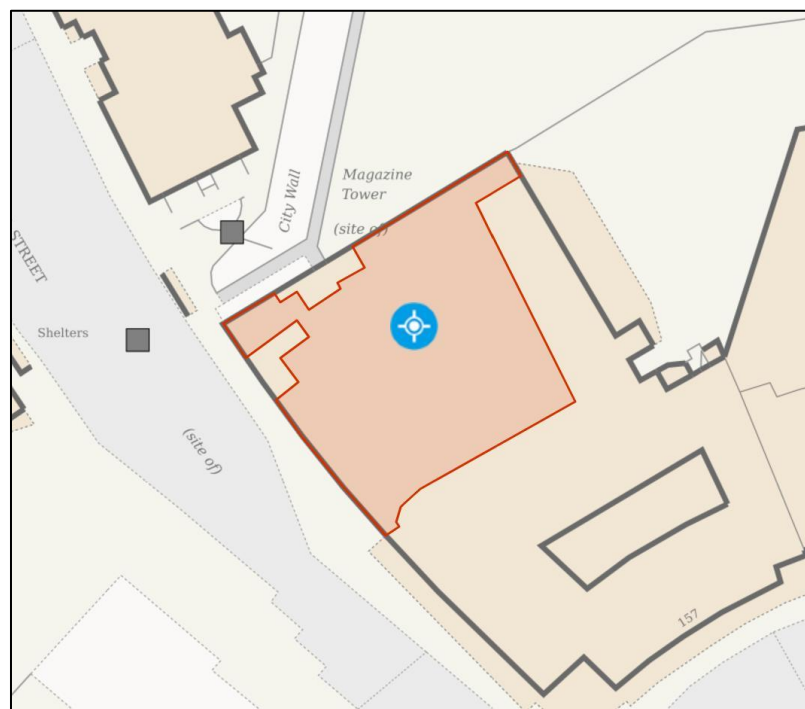




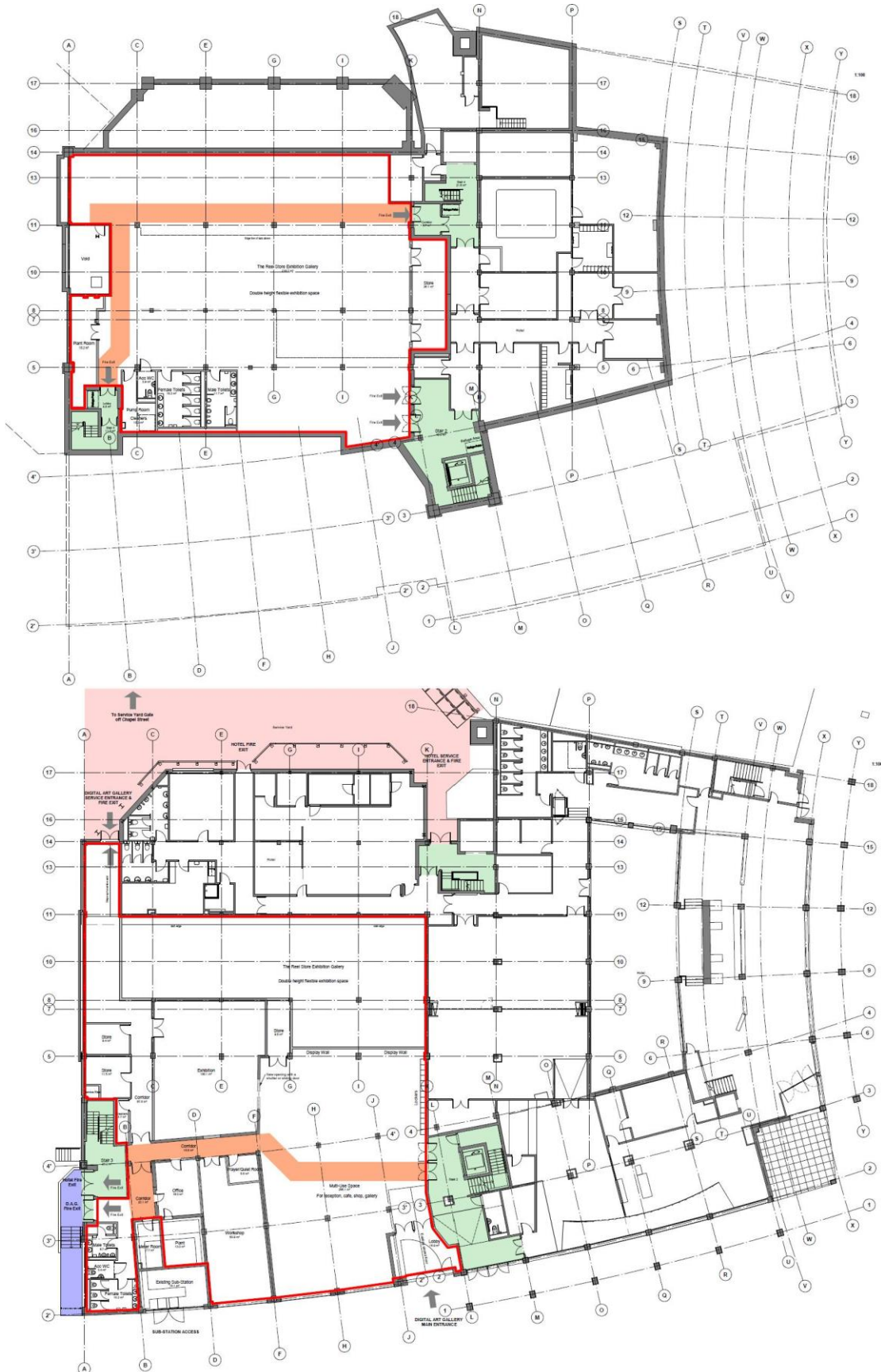
**Location Plan**

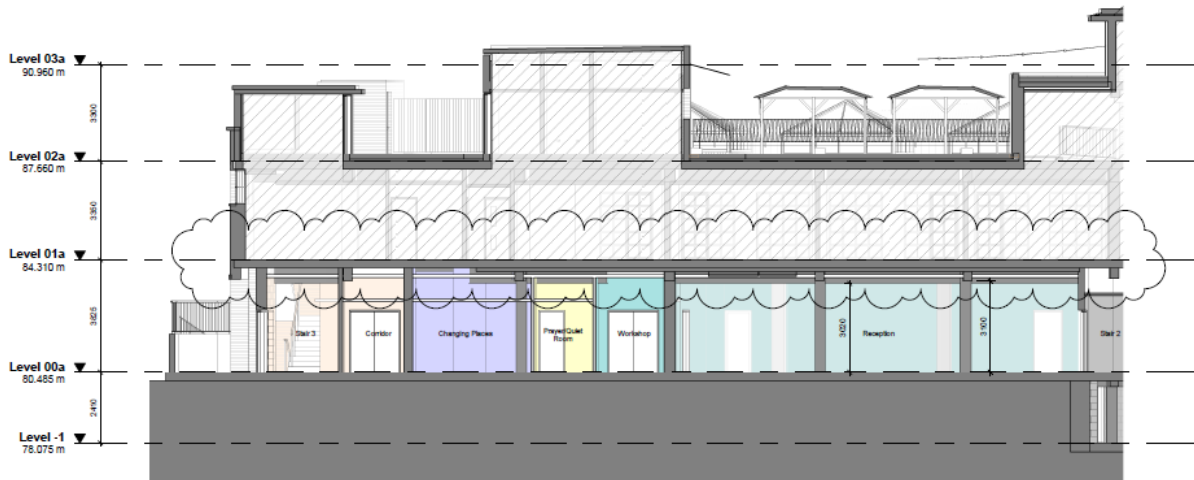


**Site Plan**









**R1** Reel Store GA Section R1  
1:100



**R2** Reel Store GA Section R2  
1:100



**R3** Reel Store GA Section R3  
1:100

**Important notice**

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## Our Services & Offices

