


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

KITCHEN 126

Coffee - Deli - Cafe



SOUTHBANK ROAD,
COUNDON, COVENTRY, CV6 1FH

OFFERS OVER
£300,000

SOUTHBANK ROAD



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This exceptional mixed use property presents a rare opportunity for entrepreneurs looking to establish themselves in one of Coventry's most well connected and high demand locations. Situated in the heart of CV6, the ground floor is currently operating as a stylish and fully functional salon, while the first floor offers a self contained one bedroom flat. This combination makes the property ideal for owner occupiers, those seeking an additional rental income stream, or investors looking for a versatile addition to their portfolio.

The property enjoys a prime position with excellent connectivity. Canley railway station is just over two kilometres away, and Coventry's main station is less than three kilometres, providing swift rail links to surrounding towns and major cities. Several bus stops, including Southbank Road, Holyhead Road, Grayswood Avenue, and Morfa Gardens, are within a short walking distance, ensuring easy access for clients, staff, and visitors. This accessibility increases footfall and enhances the property's appeal for a wide range of commercial uses.

Located within the Sherbourne ward of Coventry North West, the property benefits from being in close proximity to well established residential areas such as Radford, Coundon, Longford, and Holbrooks. Together, these neighbourhoods represent a large local customer base, with thousands of households within the immediate catchment area. The surrounding mix of homes, schools, and businesses creates a vibrant community atmosphere that supports both retail and service based enterprises.

The ground floor shop space offers a bright and welcoming interior,

currently arranged to suit beauty services but easily adaptable for a variety of purposes, including retail, office space, or a cafe. The prominent shop frontage ensures excellent street visibility, attracting both passing trade and repeat customers. Above, the one bedroom flat features a comfortable living space, including a lounge, kitchen, bedroom, and bathroom, making it perfect for owner occupation, staff use, or as a reliable source of rental income.

In summary, this property combines an adaptable commercial unit with the convenience and income potential of an on site residential flat, all in a location that is both prominent and highly accessible. Whether you are launching a new venture, relocating your business, or adding to your investment portfolio, this address offers the ideal balance of visibility, versatility, and local demand.

Ground Floor Space 17'0" x 32'8"

Ground Floor Space To Rear 9'7" x 17'4"

Ground Floor Kitchen 6'7" x 9'7"

W/C 2'10" x 4'8"

Bedroom 9'10" x 13'6"

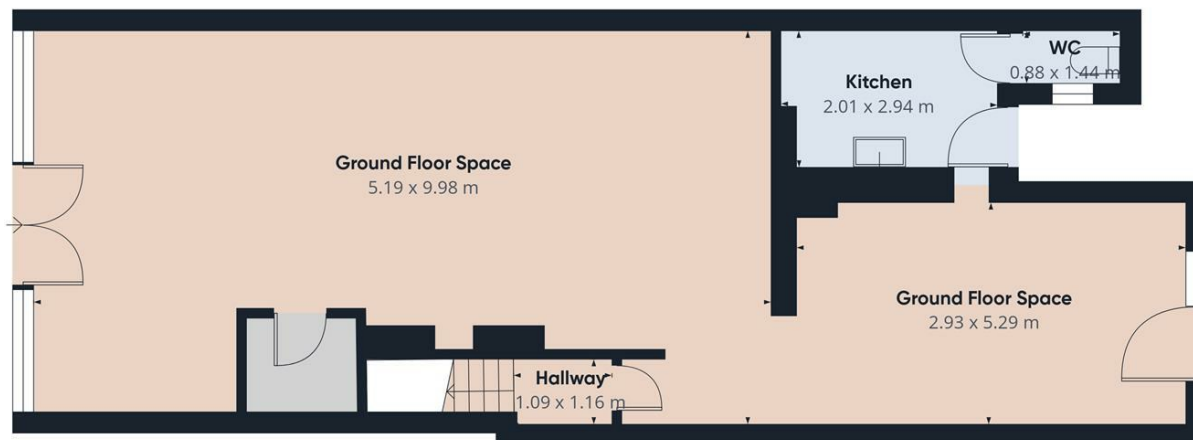
Shower Room 6'8" x 9'8"

Living Room 11'11" x 17'11"

Kitchen 7'2" x 13'6"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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