

LONDON ROAD

COVENTRY, CV1 2JT



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.



Total floor area: 441.8 sq.m. (4,755 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Approximate travel distance



Nearest train station
Coventry
0.7 miles



Nearest Airport
Birmingham International
10.9 miles



Coventry - **0.7 miles**
Birmingham - **22.5 miles**
A45 - **2.4 miles**

- > A company sale offering excellent returns on investment
- > 15 double and 1 single self contained high quality studios within walking distance of Coventry city centre
- > Each individual flat has a EPC Rating of C
- > A large parking and storage area to the rear with 7 parking spaces, could potentially increase up to 16 if needed
- > Modern self contained living spaces
- > Fully Occupied with existing tenancies in place at good market rents
- > Efficient running costs
- > An existing lease agreement that offers further income with an existing lease in place until 2036
- > Ideal CV1 location for professionals looking to rent

DESCRIPTION

A rare opportunity to purchase a local established business that brings in regular rental income, owns the freehold property and also has a commercial lease that in total that brings in a combined yearly gross income in excess of £150,000.

16 self contained studio apartments situated in a popular residential location that is within walking distance of Coventry city centre, and is conveniently positioned for major road network links leading to A46, A444 and other major motorways. The property itself is a traditional brick built property with rear parking space with the AST lets agreed to working professionals.

The modern and recently refurbished individual units consist of modern fitted kitchen with oven, double hob and fridge, en-suite bathroom with walk in shower, w/c and sink. entrance hallway to each floor, bedroom with bed, chest of drawers, desk and chair. Some units slightly vary as outlined in the floor plans provided. Council tax is band A and due, dependent on individual circumstances. The whole property benefits from a communal laundry room, parking and bills being included within the rent. In total there are 12 apartments within the Freehold property.



An additional 4 self contained apartments are located in the neighbouring property that currently forms part of a lease agreement. The fit and style of studio apartment are in keeping with all units, an opening has been created in the dividing wall to provide internal connection between both properties.

A commercial lease is in place with an expiry date of 2036. The current rent is £7,200 per annum and at the tenant has security of tenure.

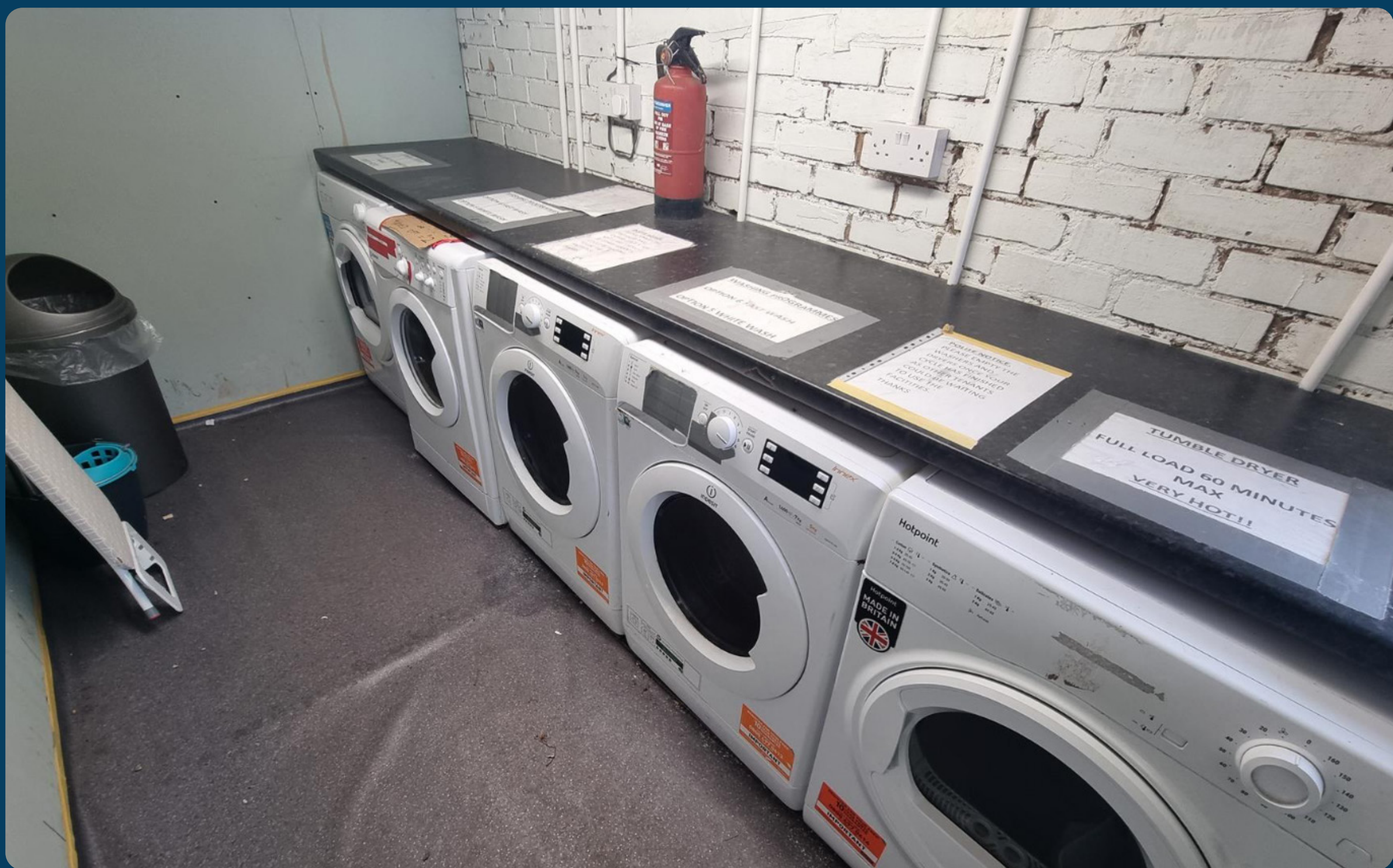
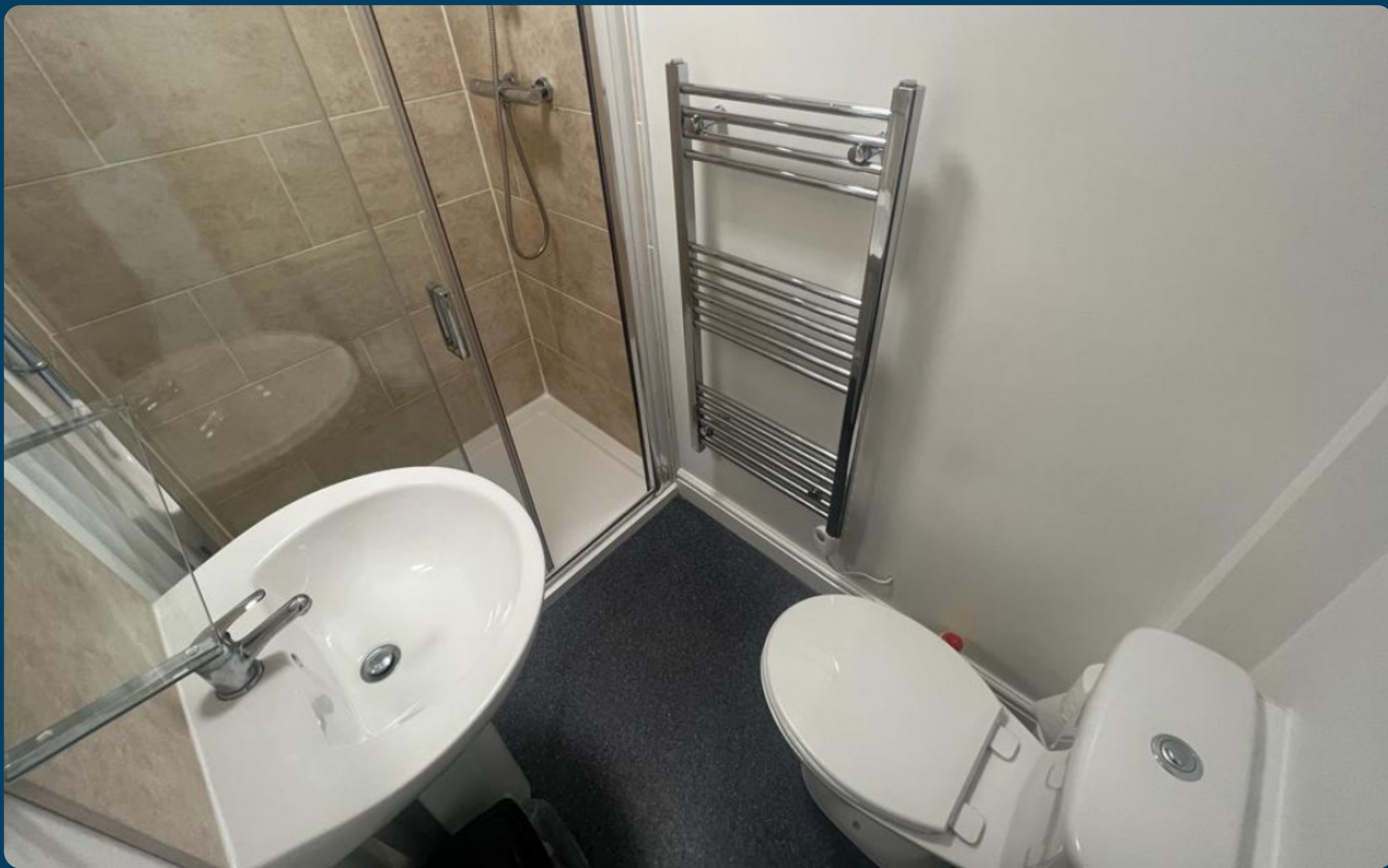
Annual rent for the business is £150,840. 100% shares are available in the purchase of the company.

Energy Rating for each individual unit is C, with communal areas rated at E. For further details relating to running costs and other queries please contact Paul Barnes on 02476 228 111.

Price on Application (POA)











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SERVICES

All mains services are believed to be available in the public highway (subject to the usual connection charges by the respective utility companies).

ENERGY PERFORMANCE CERTIFICATE (EPC)

All EPCs are up-to-date and further info upon request

FURTHER INFORMATION

For planning information please contact Paul Barnes

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment via Paul Barnes:
02476 228111 (Opt. 1) or email paul.barnes@sheldonbosleyknight.co.uk

IMPORTANT INFORMATION

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These particulars do not constitute an offer or contract and should not be relied upon as being factually accurate. The photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Loveitts.

VAT: The VAT position relating to the property may change without notice.



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