

# Coventry

## 310/310A Walsgrave Road

### West Midlands

#### CV2 4BL

- Freehold Shop and Residential Investment
  - Comprising a shop with self-contained residential accommodation above
  - No VAT applicable
  - Current Rent Reserved
- £12,799.92 pa**



**Tenure**  
Freehold.

### Location

Coventry is a major industrial and commercial centre forming part of the West Midlands conurbation, situated 18 miles east of Birmingham. The city serves a resident population of some 300,000 and enjoys excellent communications, being close to both the M6 (Junction 3) and M42 (Junction 6) motorways, while Birmingham Airport is 10 miles to the west.

The property is situated within a local shopping parade, on the south side of Walsgrave Road (A4600) between its junctions with Burns Road and Church Lane.

Occupiers close by include Cash Converters, Papa John's (both opposite), Oxfam, Bargain Booze and KFC amongst a number of local occupiers.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained residential accommodation above, accessed off Burns Road.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
310	Roy Eden (t/a Coventry Motorcycles & Scooters)	Gross Frontage 6.15 m (20' 2") Net Frontage 5.65 m (18' 6") Shop Depth 7.45 m (24' 5") Built Depth 22.62 m (74' 3") Ground Floor 98.50 sq m (1,060 sq ft)	A licence for 6 months (less one day) from 01.08.2004 FR & I	£7,999.92 p.a.	Holding Over
310A	Individual	First Floor Residential (not inspected by Allsop)	12 months Assured Shorthold Tenancy from 16.09.2016	£4,800 p.a.	Reversion 2017

**Total £12,799.92 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 209 2454 e-mail: [bd@bnilaw.co.uk](mailto:bd@bnilaw.co.uk)