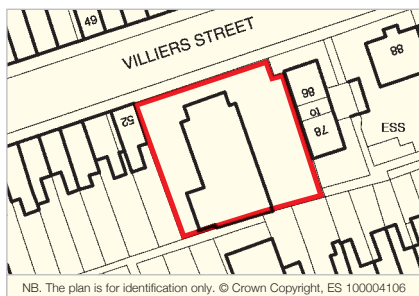


Coventry

54-64 Villiers Street,
Warwickshire
CV2 4HP

- **A Newly Built Freehold Detached Purpose Built Apartment Block**
- Internally arranged to provide 18 Self-Contained Studio Apartments
- Each subject to an Assured Shorthold Tenancy
- City centre location close to Coventry University
- CCTV, Bespoke Built-in Furniture and Five Parking Spaces (Two Disabled Spaces)
- Potential to add additional units (subject to planning) and potential to lease entire building to local institutions
- Total Current Rent Reserved **£163,800 per annum (equivalent), reflecting approximately 12% gross**



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is located on the south side of Villiers Street, approximately one and a half miles from Coventry city centre. Coventry is the 8th largest city in England and benefits from both Coventry University and Warwick University. Local shops, restaurants and amenities are available, including Stoke Primary School approximately 0.3 miles to the north-east, with the more extensive facilities of Coventry city centre being accessible to the west. Coventry University is approximately one mile to the west. Rail services run from Coventry Station and the M6 Motorway is accessible. University Hospital Coventry and Warwickshire is to the east.

Flat	Floor	Accommodation	Tenancy	Current Rent £ p.c.m.
1	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 23rd December 2019	£750 p.c.m.
2	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 1st February 2019	£750 p.c.m.
3	Ground	Self-Contained Studio Flat	6 months Assured Shorthold Tenancy from 14th December 2018	£700 p.c.m.
4	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 1st February 2019	£750 p.c.m.
5	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 3rd February 2019	£750 p.c.m.
6	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 1st January 2019	£750 p.c.m.
7	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 18th December 2018	£750 p.c.m.
8	Ground	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 1st February 2019	£750 p.c.m.
9	First	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 3rd January 2019	£750 p.c.m.

Description

The property comprises a detached purpose built block arranged over ground and two upper floors. The building is internally arranged to provide 18 self-contained studio apartments. The property benefits from five car parking spaces (two disabled spaces) and bespoke built-in furniture.

Accommodation and Tenancies

The property was not fully internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Flat	Floor	Accommodation	Tenancy	Current Rent £ p.c.m.
10	First	Self-Contained Studio Flat	12 months Assured Shorthold Tenancy from 9th January 2019	£750 p.c.m.
11	First	Self-Contained Studio Flat	12 months Assured Shorthold Tenancy from 7th January 2019	£750 p.c.m.
12	First	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 15th January 2019	£750 p.c.m.
14	First	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 14th December 2018	£750 p.c.m.
15	First	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 7th January 2018	£800 p.c.m.
16	First	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 14th December 2018	£750 p.c.m.
17	First	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 10th January 2019	£750 p.c.m.
18	Second	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 8th January 2019	£900 p.c.m.
19	Second	Self-Contained Studio Flat	8 months Assured Shorthold Tenancy from 14th December 2018	£750 p.c.m.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

