

# Coventry

## Sports and Social Club

### Part Plot 1300

### Herald Avenue

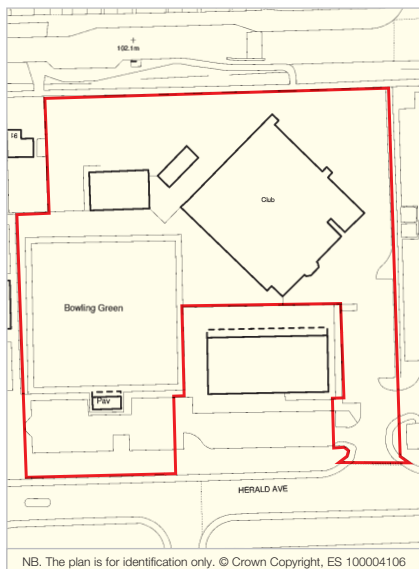
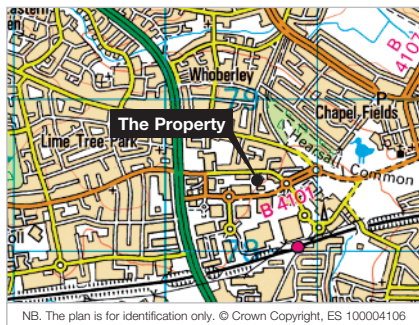
### West Midlands

### CV5 6UB

- **Freehold Reversionary**
- **Peppercorn Ground Rent**
- **Investment Secured on Sports and Social Club**
- Reversion February 2027 - under 11 years
- 17,600 sq ft on a 2.5 acre site
- Reversion 2027 (11 years)
- Current Rent Reserved

## Peppercorn pa

### THREE WEEK COMPLETION



### 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.

Coventry Business Park is a site situated between the A45 and Coventry city centre, and is a well established commercial and retailing location.

Occupiers close by include J Sainsbury, Citroën, Palmer & Harvey and Deeley Group.

The property is situated off Herald Avenue.

### Description

The property is arranged on ground floor only to provide a sports and social club, currently trading as the Standard Triumph Club.

The premises provide a number of function rooms, bars, kitchen, stores and ancillary offices. On the site is also a bowling green, associated storage and a bowling pavilion. In all, the accommodation extends to 1,635 sq m (17,600 sq ft) on a site of 2.5 acres.

### Tenancy

The entire property is at present let to the TRUSTEES OF THE STANDARD TRIUMPH RECREATION CLUB for a term of 25 years from 22nd February 2002 (expiring February 2027) at a current rent of a peppercorn without review. The lease contains full repairing and insuring covenants.

The lessee has the benefit of a break clause at any time on service of 12 months' notice.

### Tenant Information

Website Address: [www.standardtriumphclub.co.uk](http://www.standardtriumphclub.co.uk)

### Rateable Value

The assessment currently in the Valuation List is £35,250.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

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** Mrs Manisha Desai, Jones Day. Tel: 0207 039 5835 e-mail: [mdesai@jonesday.com](mailto:mdesai@jonesday.com)