
Bond Wolfe

# For Sale

## 311 Holbrook Lane, Coventry, CV6 4DG

Freehold Retail Investment

# Highlights

- A3/A5 two storey retail investment for sale
- Fully let producing £26,000 per annum
- 18 years unexpired
- 3 yearly rent reviews (no break clauses)
- Prominent location
- Freehold

**Offers based on £370,000**

# Location

Bond Wolfe
Est. 1983

The property occupies a prominent mid-parade position on Holbrook Lane, within an established local retail and commercial parade. Holbrook Lane provides a well-connected position, linking directly to the A444 via Holbrook Way and providing convenient access to Coventry city centre and the wider road network.

The property is situated approximately 1 km north-east of Coventry city centre, within the established Holbrook district. The surrounding area is predominantly residential in character, complemented by a range of local shops, businesses and amenities serving the surrounding community.

Holbrook benefits from good local and regional connectivity, with the nearby A444 providing direct access towards Coventry city centre and onward connections to the wider road network. The location therefore offers a strong combination of local accessibility and proximity to the city centre.


# Description

The property comprises a two-storey retail premises, benefiting from A3/A5 consent and currently trading as a restaurant.
The ground floor provides a well-configured restaurant area together with kitchen facilities, with the first floor providing additional customer seating accommodation.
The property is fully let, producing a current rental income of £26,000 per annum.


### Tenancy

The property is let on a 15-year full repairing and insuring (FRI) lease, commencing on 16 June 2025 and running until 2040, at a current passing rent of £26,000 per annum.
The lease has recently been extended, providing the purchaser with the benefit of a secure and established income stream.
A copy of the lease is available upon request.

# Further Information

## Tenure

Freehold - subject to existing tenancies.

## EPC

Available upon request.

## Price

Offers based on £370,000 are sought for the Freehold interest.

## Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## VAT

VAT may or may not be applicable.
Purchasers should satisfy themselves in this regard.

## Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.


To arrange a viewing, please contact:

**James Mattin**

+44 (0) 121 524 1172
jmattin@bondwolfe.com

**George Bassi**

+44 (0) 121 524 2583
georgebassi@bondwolfe.com

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