

Indian Restaurant & Bar

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ASIANA



Bond Wolfe
bw
Est. 1983

Freehold Retail Investment
311 Holbrook Lane, Coventry, CV6 4DG

FOR SALE

Property 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

The property occupies a prominent mid parade position with a retail parade on Holbrook Lane, which feeds off the main A444 via Holbrook Way. The property is located approximately 1km north east of the city centre in the district of Holbrook.

Description

The property comprises a two storey retail unit, benefitting from A3/A5 consent and currently trades as a restaurant. To the ground floor there is a restaurant and kitchen with additional seating area to the first floor. The property is fully let, producing a total of £26,000 per annum.

Tenancy

The property, which is let on a 15 year fully repairing and insuring lease from 16/06/2025, has just had its lease extended until 2040 at a passing rent of £26,000. A copy of the lease is available upon request.





Tenure

Freehold - subject to existing tenancies.

Price

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

VAT

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

EPC

Available upon request.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



For Further Information & Viewings

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