

Bond Wolfe

For Sale

Fifty8, 58 Corporation Street, Coventry, CV1 1GF

A newly constructed block of 10 city centre apartments in prime location

fifty8

Highlights

- Attractive residential investment comprising a purpose-built block of 10 boutique apartments.
- Developed by the award-winning EDG Property & Expertly designed by the celebrated BPN Architects.
- Ten self-contained apartments providing secure rental income of £153,600 per annum.
- Contemporary accommodation designed to meet modern occupier expectations.
- Prominent & convenient City Centre location.
- Suitable for private investors, property companies and residential investment portfolios.

Offers based on £2,000,000 are invited. A purchase at this level reflects a gross yield of 7.7% and a capital value of £364 psf.



Location

Situated within Coventry city centre, Fifty8 benefits from an established city centre location, providing convenient access to the city's extensive range of shopping, leisure, educational and employment facilities.

Coventry is a major commercial and administrative centre within the West Midlands, benefiting from a substantial student population, established employment base and excellent regional transport connections.

The city is home to Coventry University and the University of Warwick, both of which contribute to the area's strong demand for residential accommodation. Coventry railway station provides regular services to Birmingham, London and other major destinations, further enhancing the appeal of the location to commuters and professionals.

The university is well positioned in the city centre, hosting around 30,000 students on its primary campus, bringing steady footfall and economic activity to the city offering.



Road	Birmingham City Centre 20 miles	Leicester 25 miles	Nottingham 45 miles	Manchester 95 miles	London 95 miles
Rail	Coventry 0.6 miles	Canley 1.6 miles	Coventry Arena 2.8 miles	Birmingham New Street 20 mins	London Euston 1 hour 19 mins
Airport	Birmingham 20 mins	East Midlands 50 mins	London Luton 1 hour 20 mins	Manchester 1 hour 50 mins	London Heathrow 1 hour 55 mins

Investment Summary

Developed by the award-winning EDG Property and designed by the celebrated BPN Architects, Fifty8 represents an excellent opportunity to acquire an attractive prime city centre residential investment, providing a contemporary collection of self-contained one and two-bedroom apartments. Additionally, there is a fully Build-Zone New Home Warranty package in place.

The new build investment offers an attractive income profile and diversified rental stream across 10 individual brand new, well spec'd apartments.

Offered for sale as a single lot, Fifty8 provides investors with the opportunity to acquire a newly constructed residential block, together with the potential to benefit from future rental growth and longer-term capital appreciation.

The property will be sold with a a 12 month rent guarantee with an estimated gross rental income of £153,600 per annum.





ACCOMMODATION

Specifications include;

> Fully integrated kitchens
> Fully fitted bathrooms
> Built-in wardrobes
> Flooring provided throughout
> Video intercom entry systems
> External terraces (*to selected plots)
> Energy efficient homes
> 10-year New Homes Warranty
> Excellent buy to let opportunity

Accommodation & Tenancy Schedule

The development therefore comprises a total accommodation of 5,490 sq ft.

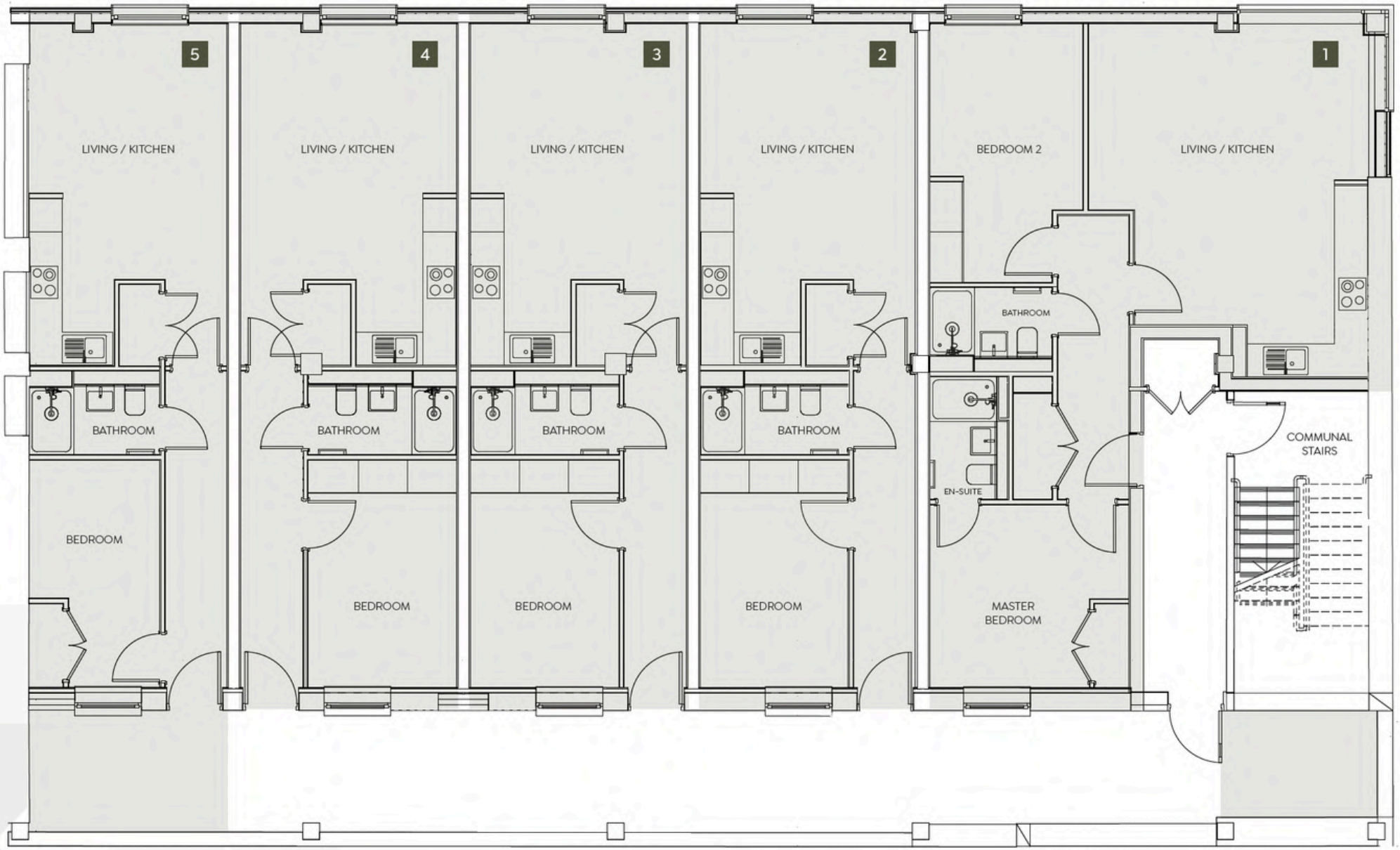
Apartment	Floor	Bedrooms	Area (SQ FT)	Rental income (PCM)
1 - with terrace	1	2	735	£1,800
2	1	1	500	£1,150
3	1	1	500	£1,150
4	1	1	500	£1,150
5 - with terrace	1	1	460	£1,150
6 - with terrace	2	2	760	£1,800
7	2	1	520	£1,150
8	2	1	520	£1,150
9	2	1	520	£1,150
10 - with terrace	2	1	475	£1,150
Total PCM				£12,800
Total PA				£153,600

The vendor will provide a 12 month rent guarantee upon completion.



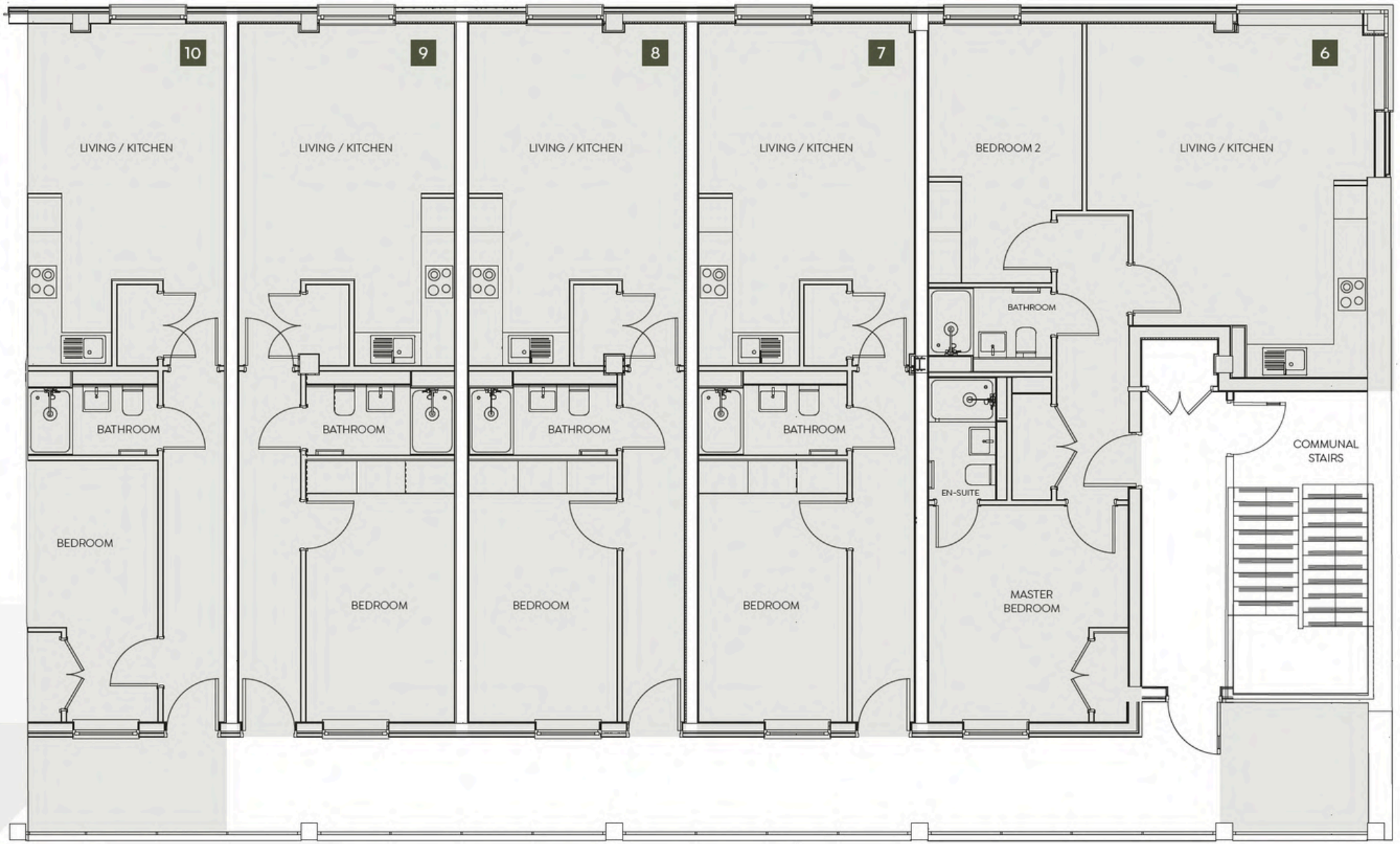
fifty8
CORPORATION ST.

FIRST FLOOR
APARTMENT NO.s 1-5



fifty8
CORPORATION ST.

SECOND FLOOR
APARTMENT NO.s 6-10



Further Information

Tenure

Long leasehold for 250 years at a peppercorn ground rent

Proposal

Offers based on £2,000,000 are invited. A purchase at this level reflects a gross yield of 7.7%and a capital value of £364 psf.

Planning

The current use of the property falls under Class C3 (Residential) of the Town and Country Planning (Use Classes) (Amendment) Regulation 2020.

Services

We understand that the premises have the benefit of mains services. However, no tests or checks have been carried out with regard to these services.

VAT

We are advised that VAT is not applicable.

EPC

Copies available upon request.

Legal Costs

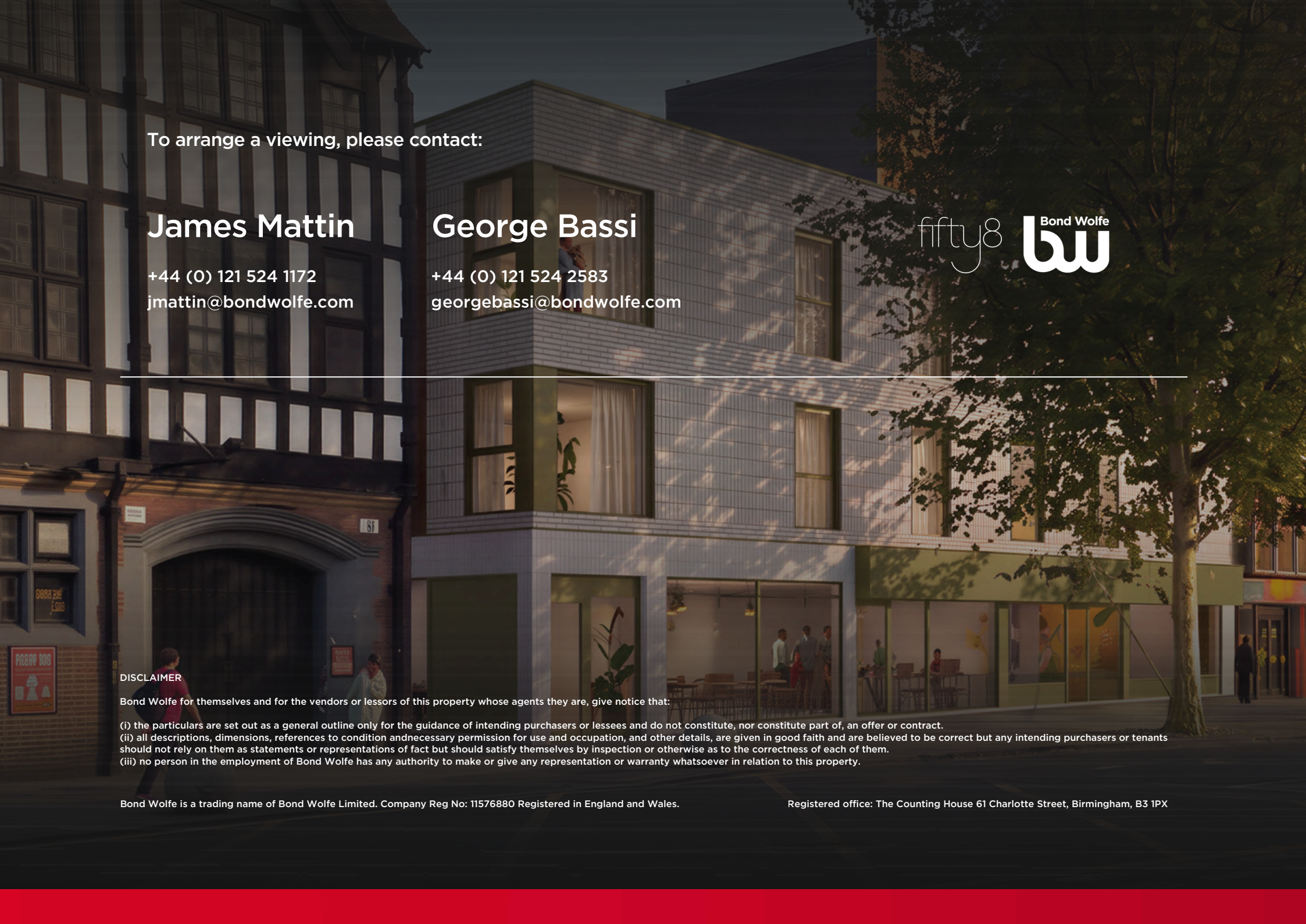
Each party is to be responsible for their own legal costs that may be incurred in this transaction.

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.

Viewing Arangements

Viewing arrangements are strictly by appointment only through the owners sole agents; Bond Wolfe.



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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DISCLAIMER

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(ii) all descriptions, dimensions, references to condition andnecessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
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