



FOR SALE

Freehold Retail Investment

309 Holbrook Lane, Coventry, CV6 4DG

Bond Wolfe
bw
Est. 1983

Property Highlights

Fully let producing £26,000 per annum

A5 retail property let on a FRI lease for 29 years from 2008

17 years unexpired

3 yearly rent reviews (no break clauses)

Prominent location

Freehold – offers based on £370,000



Location

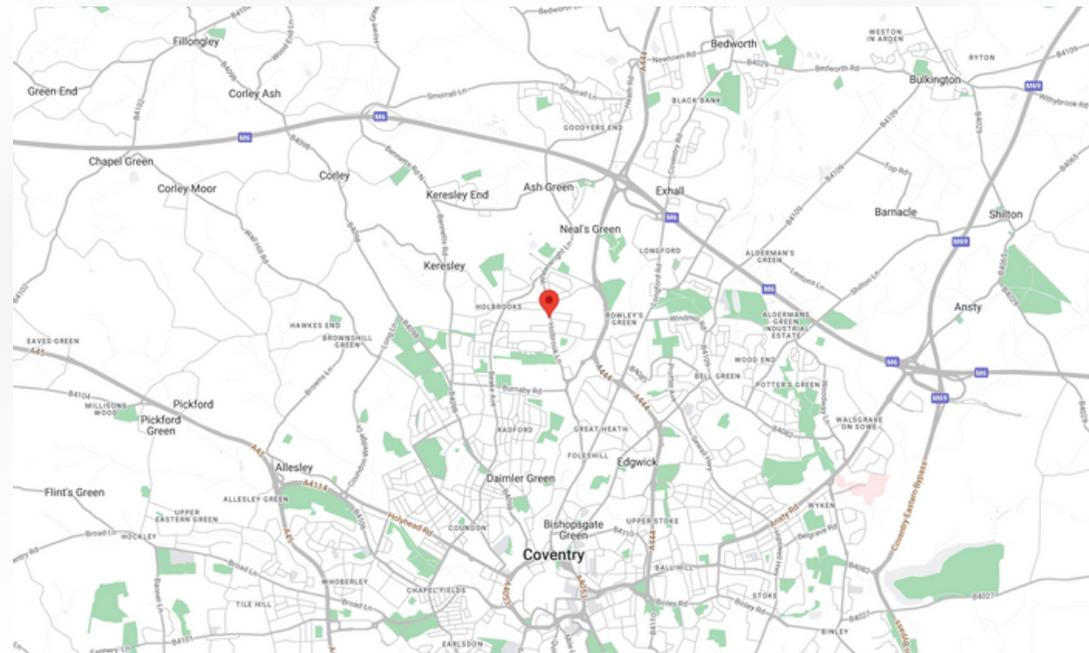
The property occupies a prominent mid parade position with a retail parade on Holbrook Lane, which feeds off the main A444 via Holbrook Way. The property is located approximately 1km north east of the city centre in the district of Holbrook.

Description

The property comprises a retail unit, benefitting from A5 takeaway consent and currently trades as a Pizza takeaway. To the first floor there is ancillary accommodation and the property is fully let producing a total of £26,000 per annum.

Tenancy

The property is let on a 29 year full repairing and insuring lease from 14/11/2008 until 13/11/2037, at a passing rent of 26,000. A copy of the lease is available upon request.





Tenure

Freehold - subject to existing tenancy.

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

James Mattin
0121 524 1172

jmattin@bondwolfe.com

Birmingham Office
0121 525 0600



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary 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 (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.