

6 WEEK COMPLETION



SITUATION

Occupying a prominent position on this main road, close to the junction with Longford Square, serving this predominantly residential suburb of Coventry only 4 miles from the City Centre.

The Ricoh Arena, now home to Wasps Rugby Club, is located less than 1/2 a mile to the east, whilst the M6 (Junction 3) is located approximately 1 mile to the north.

PROPERTY

Forming part of a modern development comprising a **Large Ground Floor Convenience Store** with separate side access to **3 Self-Contained Flats** on the first floor. In addition the property benefits from a forecourt area to the front, some off street parking to the side and a service road for deliveries.

VAT is NOT applicable to this Lot – please refer to Special Conditions.

FREEHOLD

ACCOMMODATION

Ground Floor Convenience Store

Gross Frontage	60'5"
Internal Width	57'10"
Shop Depth	54'2"
Built Depth	69'0"
Sales Area	Approx. 2,380 sq ft
Store Area	Approx. 690 sq ft plus WC
Total Area	Approx. 3,070 sq ft

First Floor - Flat 1

2 Bedrooms, Living Room, Kitchen, Bathroom/WC¹

First Floor - Flat 2

1 Bedroom, Living Room, Kitchen, Bathroom/WC¹

First Floor - Flat 3

2 Bedrooms, Living Room, Kitchen, Bathroom/WC¹

¹Not Inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **B. Singh as a Premier Convenience Store** for a term of 3 years from 11th April 2017 at a current rent of **£24,000 per annum** exclusive.

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The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Trethowans - Tel: 023 8032 1000
Ref: M. Barker - Email: matt.barker@trethowans.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts