

INVESTMENT - RETAIL & LEISURE, RETAIL - IN TOWN, INVESTMENT - RESIDENTIAL, INVESTMENT - MIXED USE FOR SALE



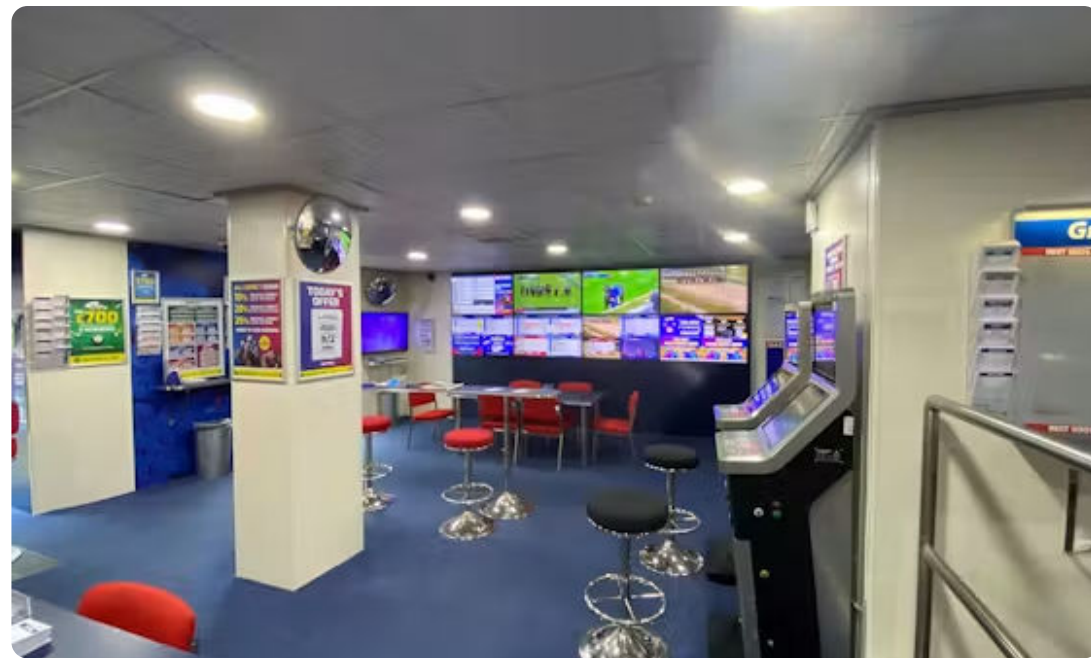
Description

The property consists of a double fronted retail unit and 3 residential flats. The retail space is currently let to Betfred until January 2027, at a rent of £27,500 per annum and the flats are also fully let. The total annual rental income is currently £46,700.

The Radford area has seen an attractive 6% growth in residential values within the last 12 months, with the rest of Coventry also seeing overall growth (Source: Nimbus Maps).

Summary

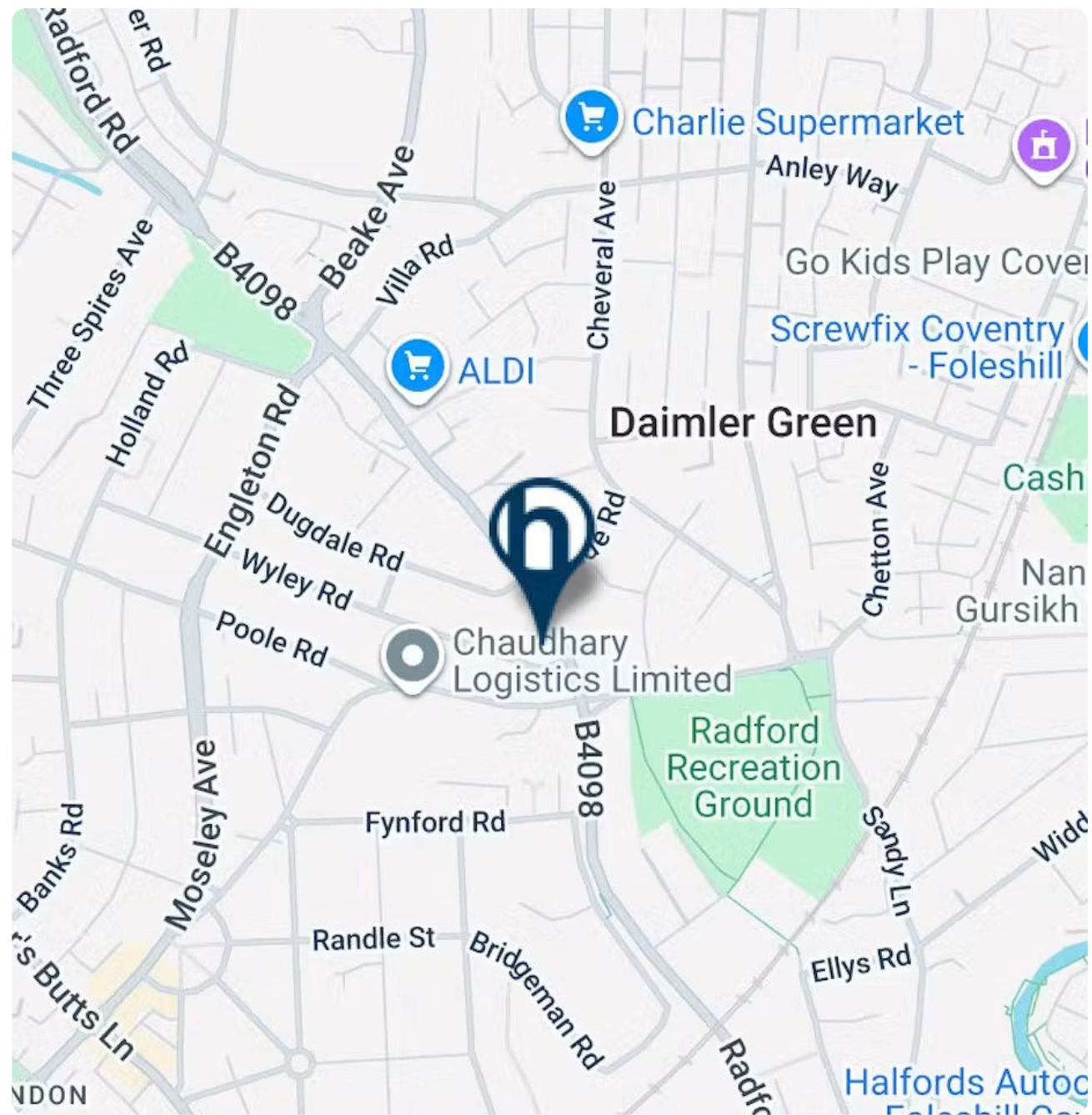
- Situated on busy main road
- Current rental income: £48,620 per annum
- Ground floor leased to Betfred until 2027
- Surrounded by reputable local occupiers
- Close Proximity to Coventry City Centre
- NIY 7.05% assuming costs of 6%.



Location

The property is located on Radford Road, the main high street running through the Radford area of Coventry, to the north of the city centre. The property is well connected to central Coventry and its surrounds, being just a 2 minute drive from the ring road and 5 minutes from the A444 which provides excellent access to the M6 motorway. The city centre is also approximately 15 minutes on foot.

Coventry itself offers easy access by train or by road to Birmingham and London, as well as local towns such as Warwick, Leamington Spa, Rugby and Nuneaton.



Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

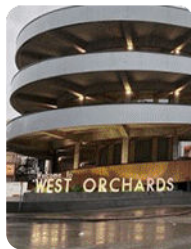
Population: 345,324 (2021)

Metro population: 651,600

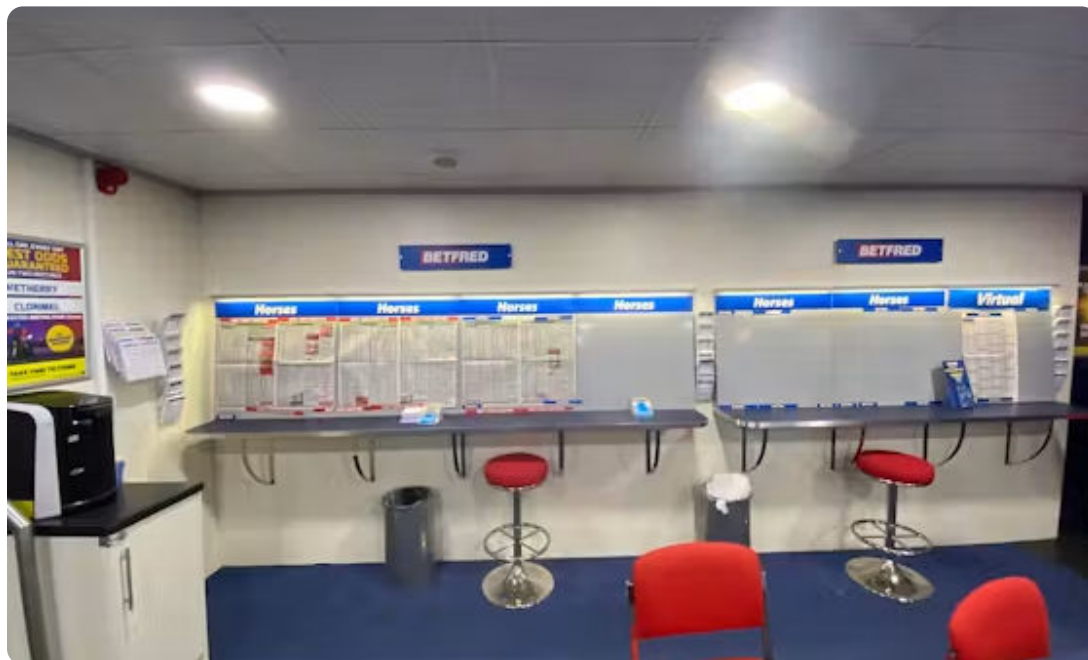
Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



GALLERY



BUSINESS RATES

Rates Payable: £20,250 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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