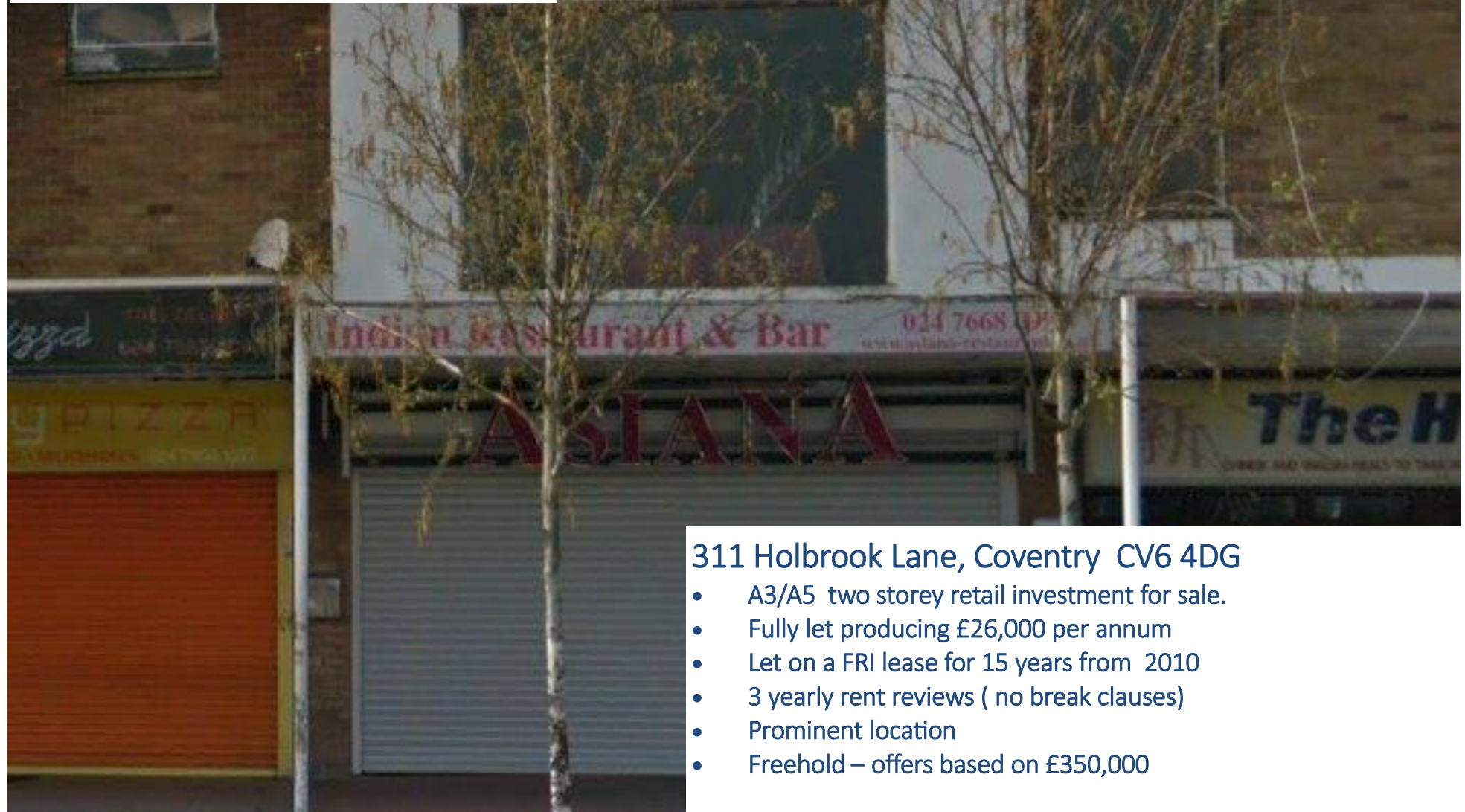


# BOND WOLFE

*Freehold Retail Investment For Sale*



## 311 Holbrook Lane, Coventry CV6 4DG

- A3/A5 two storey retail investment for sale.
- Fully let producing £26,000 per annum
- Let on a FRI lease for 15 years from 2010
- 3 yearly rent reviews ( no break clauses)
- Prominent location
- Freehold – offers based on £350,000

## 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.

## TENANCIES

The property is let on a 15 year full repairing and insuring lease from 17/06/2010 until 16/06/2025 at a passing rent of 26,000

A copy of the lease is available upon request.

## TENURE

Freehold

## GUIDE PRICE

£350,000 for the freehold interest, subject to the existing tenancy. A purchase at this level would represent a net initial yield of 7.16% after purchasers costs of 3.8%

## 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.

## DISCLAIMER

All services have not and will not be tested

## VAT

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

## EPC

Available upon request.

## MONEY LAUNDERING REGULATIONS

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

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.

## FURTHER INFORMATION & VIEWINGS

**BOND WOLFE**

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