

Antiques Of Earlsdon
60 Earlsdon Street
Coventry
CV5 6EJ

ehB
Reeves



CONTACT

For Sale Freehold

Mixed use property

O.I.R.O £395,000 Excl.

- Totalling 1,469 Sq Ft (136.47 Sq. M) Net Internal Area
- Comprising: Ground Floor Lock Up Shop 881 Sq Ft (81.85 Sq. M)
- Plus 1 bed apartment 588 Sq Ft (54.63 Sq. M)
- Located on the popular Earlsdon High Street
- Subject to Contract

Robert Hawkins
01926 888181
robert@ehbreeves.com

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN
t: 01926 888181
f: 01926 888018
e: info@ehbreeves.com
www.ehbreeves.com

Chartered Surveyors
Commercial Property Advisors
Commercial Property Agents
Property Managers



Location

A rare opportunity to acquire this freehold Commercial premises and Living Accommodation in the heart of the sought after location of Earlsdon. The property is situated on Earlsdon Street, a popular suburb to the southwest of Coventry, one mile from its city centre.

Earlsdon Street forms part of the prime retail area with a number of individual retail shops, chemists, opticians and hairdressers, as well as several restaurants and cafés in the vicinity.

The location benefits from a considerably high level of foot fall as well as short stay parking and a nearby public car park.

Description & Accommodation

The subject property comprises an early 1900s, mid-terraced building. It is constructed on two floors with brick elevations, all beneath a pitched slate roof. The property comprises:

Ground floor lock up shop totalling 881 sq.ft. (81.84 sq.m.)

In greater detail comprising:-

Primary Retail Area 422 sq.ft. (39.21 sq.m.)

Ancillary Kitchen/WC/Stores 124 sq.ft. (11.48 sq.m.)

Rear Retail Area/Ancillary Stores 213 sq.ft. (19.75 sq.m.)

Covered Passageway 121 sq.ft. (11.2 sq.m.)

First Floor Apartment totalling 588 sq.ft. (54.61 sq.m.)

In greater detail comprising: -

Living Room 190 sq.ft. (17.62 sq.m.)

Bedroom 144 sq.ft. (13.34 sq.m.)

Bathroom 43 sq.ft. (4 sq.m.)

Kitchen 106 sq.ft. (9.82 sq.m.)

Hallway 66 sq.ft. (6.15 sq.m.)

Stairwell 40 sq.ft. (3.68 sq.m.)

Access to the apartment is from a large private roof terrace situated at the rear of the property accessed via a staircase and rear walkway

The property also provides the potential for further development

Services

Mains electricity is connected to the property. The first floor apartment's electricity is sub metered off the ground floor's supply.

Mains water and drainage are connected to both the ground



floor and first floor and are separately metered
Mains gas is connected to the first floor only.

Planning

Ground Floor - A1 Retail

First Floor - C3 Dwelling House

Tenure

The ground floor is to be sold with vacant possession.

The first floor apartment is to be sold subject to an assured shorthold tenancy agreement at a current passing rent of £625 PCM

Rates

The rateable value of the ground floor for the current year is £10,500

We are advised that the first floor apartment falls within council tax band A.

EPC

Ground Floor – D 90

First Floor – E 44

Sale Price

Offers are invited in the region of £395,000 excl VAT which we are advised is not applicable on this transaction.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

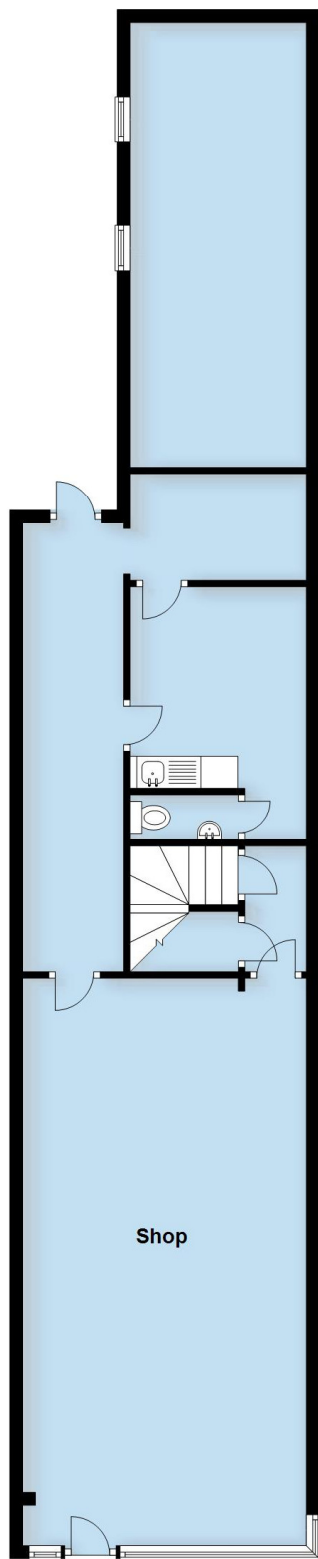
Viewing

Strictly by appointment only with the sole selling agent ehB Reeves
01926 888181



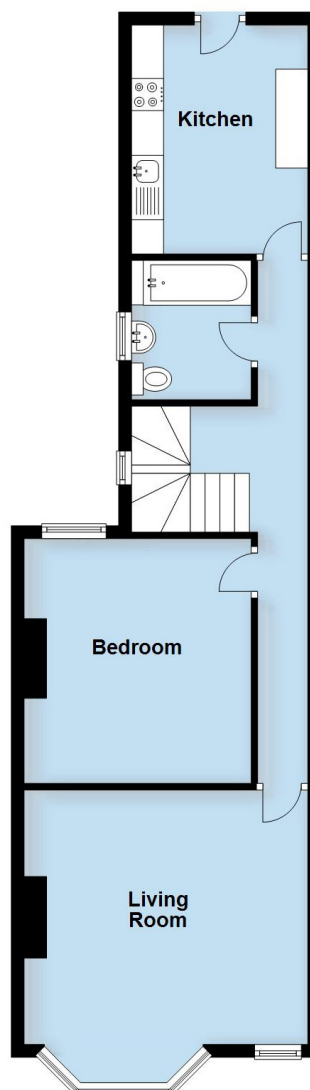
Ground Floor

Approx. 91.6 sq. metres (986.1 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



Total area: approx. 148.7 sq. metres (1600.9 sq. feet)