

6 WEEK COMPLETION



**SITUATION**

Occupying a prominent corner location within the City Centre, at the busy intersection with Greyfriars Road and Warwick Road, and surrounded by a mixture of period and modern office buildings. Warwick Row is a pedestrianised street immediately to the west of the B4544 (a continuation of the A429 and one of the main roads into Coventry City Centre), north of the Inner Ring Road A4053. Within close proximity is the City's prime retail shopping areas. Coventry is a major commercial city located some 18 miles east of Birmingham, 9 miles north of Warwick and enjoying easy access to the M6 (Junctions 2 and 3).

**PROPERTY**

Located within the Greyfriars Green Conservation Area comprising **2 intercommunicating Period Office Buildings** arranged on ground and two upper floors together with a **2 Storey Extension with Inner Courtyard** constructed circa 1985 to the rear. No.16 is Grade II Listed and No. 17, which is on the corner of Greyfriars Road, is on Coventry City's Local List of Buildings of Special Architectural or Historic Interest.

**VAT is NOT applicable to this Lot**

**£10,250 per annum**

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

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

**FREEHOLD**

**ACCOMMODATION**

The following floor areas were adopted at the 2015 Rent Review:

**Ground Floor**

Gross Frontage	41'1"
Built Depth	96'3"
Front Office	775 sq ft
Side Office	451 sq ft
Rear Office	819 sq ft

**First Floor**

Front/Side Office	1,466 sq ft
Rear Office	849 sq ft
Stores	47 sq ft

**Second Floor**

Offices	788 sq ft
Stores	40 sq ft

**Courtyard (Approx.)** 745 sq ft

**Total** **5,235 sq ft plus 745 sq ft Courtyard**

**JOINT AUCTIONEERS**

Michael Lever  
Tel: 01531 631892 - Email: help@michaellerver.co.uk

**VENDOR'S SOLICITORS**

DDO Solicitors - Tel: 020 7499 5353  
Ref: I. Essa - Email: iessa@ddo-law.co.uk

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



### TENANCY

The entire property is let on a full repairing and insuring lease to **D. A. Holt, B. C. Holt, P. J. Holt & B. R. Holt as Surveyors & Estate Agents** for a term of 125 years from 23rd September 1985 at a current rent of **£10,250 per annum** exclusive.

**Rent Reviews September 2020 and 5 yearly thereafter, based on 15% of the Open Market Rent.**

**Note 1: Part of the property has been sub-let on various short term tenancies.**

**Note 2: The tenant occupies and owns the freehold of the neighbouring No. 15.**

