

6 WEEK COMPLETION



SITUATION

In the heart of the city centre, occupying a prominent position on the corner of New Buildings, by the pedestrian entrance to the Cathedral Quarter which contains many of Coventry's most popular tourist attractions including Coventry Cathedral, St. Mary's Guildhall and Holy Trinity Church. Also ideally located for the city's central Shopping Quarter, the property is directly opposite **Primark** and **West Orchards Shopping Centre** and amongst many multiples including **Nando's, McDonald's, KFC, Wilko, Greggs, Ladbrokes** and **Sainsbury's** whilst being within a ¼ of a mile of Coventry University.

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

An attractive medieval style building comprising a **Large Public House** planned on ground and first floors with internal access to **2 Self-Contained Flats** plus **Ancillary Accommodation** on the second floor. In addition the property benefits from a **Roof Terrace** on the first floor.

ACCOMMODATION

Ground Floor Public House

Gross Frontage	149'2"
Internal Width	128'5"
Pub Depth	56'2"
Built Depth	70'1"

GIA Approx. 5,220 sq ft

First Floor Public House

Seating/Bar/Beer Store
Ladies & Gents WCs

GIA Approx. 3,730 sq ft

Second Floor

2 Flats:
Each 2 Bedrooms, Living Room,
Kitchen, Bathroom/WC

Ancillary Accommodation incl.
Staff changing room and
dining room plus storage

GIA Approx. 3,220 sq ft

Total GIA Approx. 12,170 sq ft

Plus 685 sq ft Roof Terrace

£16,000 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.

View from Trinity Street



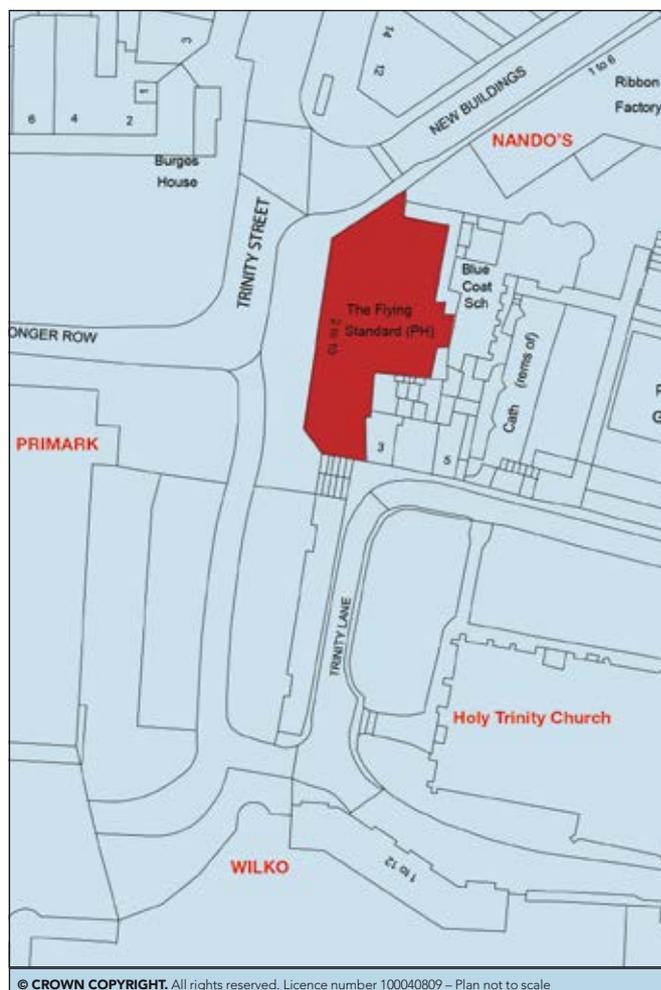
VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **K/S Coventry, England** (a company incorporated in Denmark) (**Sublet to J.D. Wetherspoon - having over 900 branches**) for a term of 125 years from 8th January 1999 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews in January 2019 and 5 yearly, geared to 9% of Rack Rental Value (upward only).



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VENDOR'S SOLICITORS

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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 £750 (including VAT) upon exchange of contracts