



## SITUATION

Located in this retail parade, close to the junction with Yelverton Road, amongst a variety of local traders all serving the surrounding residential and commercial area, approximately 1 1/2 miles north of Coventry City Centre.

Coventry is a major commercial centre located some 18 miles east of Birmingham, 9 miles north of Warwick, enjoying easy access to the M6 (Junctions 2 and 3).

## PROPERTY

Forming part of terraced building **in need of complete refurbishment** comprising a **Ground Floor Shop** with separate front access to a **3 Bed Flat** on part ground and first floor levels.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	24'0"
Internal Width	11'5" (max)
Shop & Built Depth	29'4"
2 WCs	

### Part Ground & First Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC  
(GIA Approx 840 sq ft)

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years (less 1 day) from 29th September 1933 at a fixed ground rent of £0.50 p.a.

**Offered with VACANT POSSESSION**

**Note: There is a lower ground floor in the building accessed from the rear which is not included in the sale.**

# Vacant Shop & Flat

## Joint Auctioneers

Course & Shelton  
Tel: 02476 641 199 Ref: Daniel Greenway  
Email: sales@course-shelton.co.uk

## Vendor's Solicitors

Rotherham Solicitors  
Tel: 02476 227 331 Ref: David Dumbleton  
Email: d.dumbleton@rotherham-solicitors.co.uk

The Surveyors dealing with this property are  
**Elliott Greene** and **Steven Grossman**

**For legal documents, please refer to page 8 of this catalogue**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**