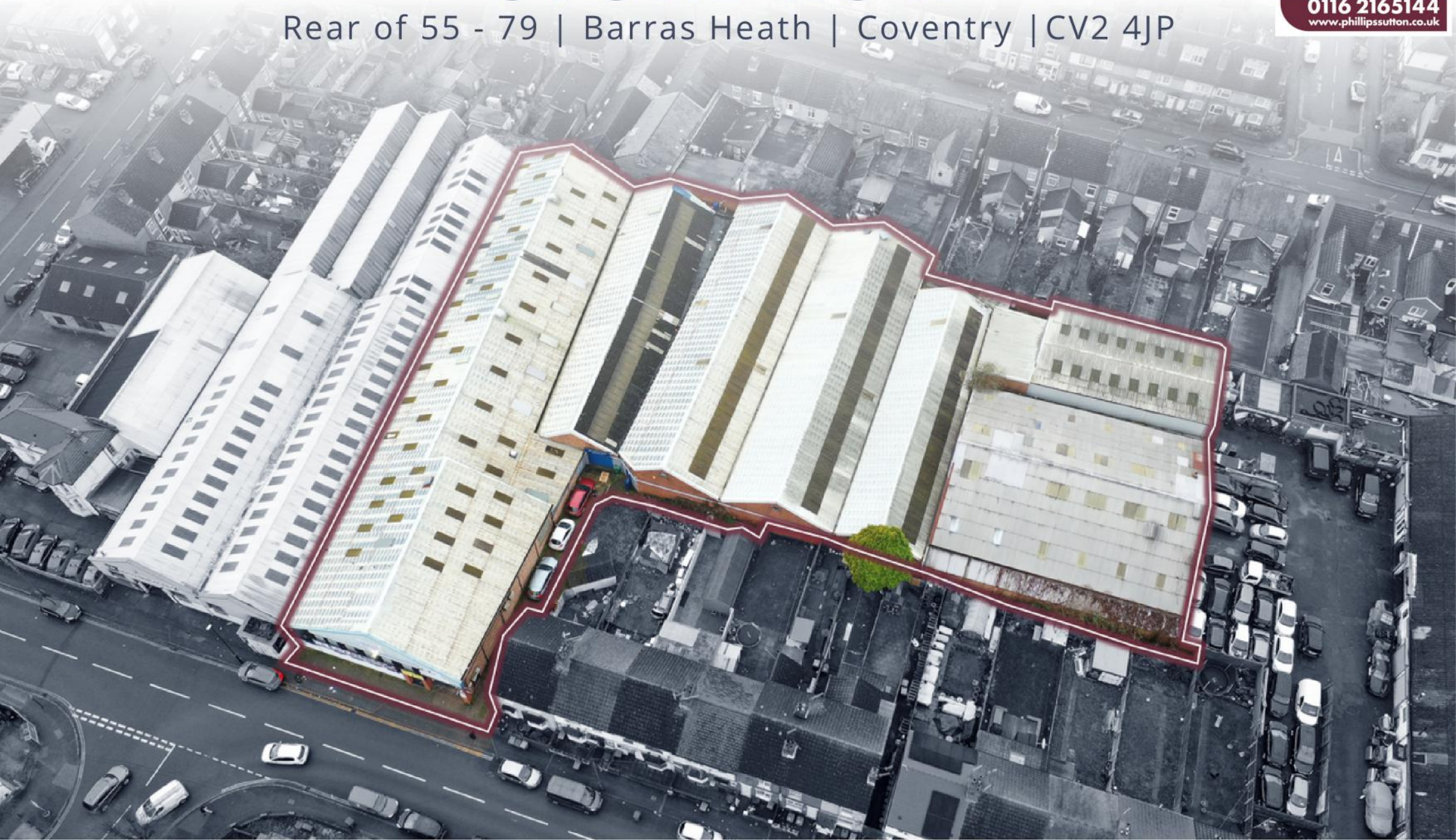


# STOKE ROW

Rear of 55 - 79 | Barras Heath | Coventry | CV2 4JP

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sutton

0116 2165144  
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**MULTI-LET INDUSTRIAL INVESTMENT / DEVELOPMENT OPPORTUNITY**

39,888 sq. ft ( 3,705.71 sq. m)



## INVESTMENT SUMMARY

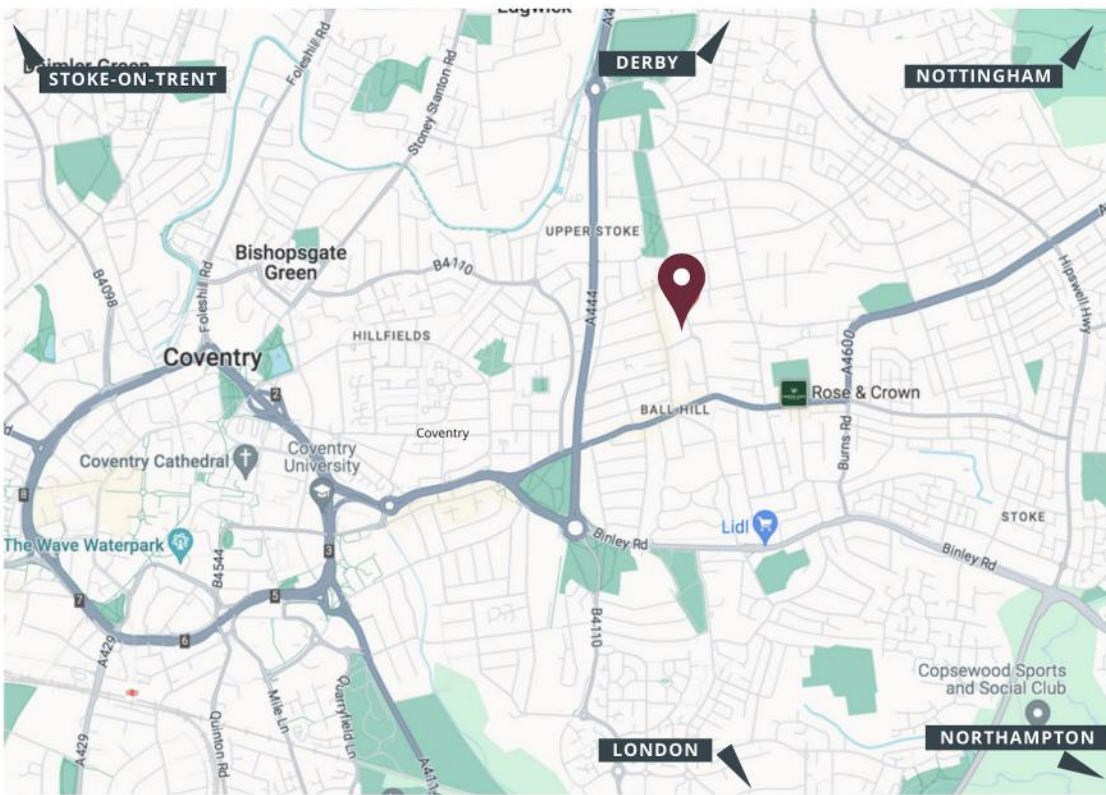
- Coventry is a thriving city located in the heart of the 'Golden Triangle' in the Midlands, strategically positioned, benefitting from excellent transport links throughout the UK via the M1/M6.
- Excellent transport links with easy access to the M1 and M6 together with the A5 and M40.
- Total population within Coventry estimated at 345,324 at the 2021 census.
- The property is located within an established industrial area on the west side of Stoke Row in Barras Heath in Coventry, some 0.62 miles in distance to the north east of the city centre. The property has the benefit of excellent transport links with Danes Road and Clay Lane, which both link to the main A4600 Walsgrave Road, a major arterial route into the city centre which further connects to J2 of the M6/M69 motorway.
- The property comprises a multi-let industrial complex extending to a Gross Internal Area of 39,888 sq ft (3,705.71Sq M)
- Total current income of £130,996 per annum reflecting a low average rate of £3 per sq ft.
- ERV: £186,991 per annum.
- We understand the site has authorised planning consent from the Local Planning Authority under Class B1/B2 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.
- Freehold site with potential for re-development (STP)



## LOCATION

Coventry itself is strategically located at the heart of the 'Golden Triangle' in the Midlands and has the benefit of excellent transport links throughout the UK via the M1/M6. Additionally, with its position in the centre of the UK's motorway network, there is easy access to the M1 and M6 together with the A5 and M40.

The property is located on the west side of Stoke Row in Barras Heath in Coventry, some 0.62 miles in distance to the north east of the city centre. The site itself is bounded to the west by the rear gardens of the existing residential property located on Clay Lane whilst the eastern boundary is also bounded by rear gardens on Stoke Row. The northern and southern boundaries comprise of adjoining industrial units. The property has the benefit of excellent transport links with Danes Road and Clay Lane, which both link to the main A4600 Walsgrave Road, a major arterial route into the city centre which further connects to J2 of the M6/M69 motorway.



## TRAVEL DISTANCES

### AIRPORTS

	Coventry	10 Mins
	Birmingham	20 Mins
	East Midlands	40 Mins
	Luton	60 Mins
	Heathrow	90 Mins
	Stansted	90 Mins

### ROAD

	M6	10 Mins
	M1	25 Mins
	M45	20 Mins
	M42	25 Mins
	M40	21 Mins
	M69	12 Mins

### RAIL FREIGHT

	Coventry	6 Mins
	Nuneaton	20 Mins
	Bedworth	15 Mins
	Canley	12 Mins
	Coventry Arena	10 Mins

## DESCRIPTION

The property comprises an L-shaped industrial site extending to circa 1 acre with almost 100% site cover containing a number of buildings, split into individual units of varying dimensions and sizes which have been constructed in a piecemeal format, and interlinked over a period of time. As a result, the eaves heights also vary from building to building.

The main buildings on the complex were built circa 1950s in solid brick construction beneath a pitched roof covered in corrugates roof sheets and supported by light steel trusses. Part of the building has been re-roofed with a pitched, profile steel panelled roof, beneath a steel portal frame construction. Some of the elevations have been clad with profile steel panels. More recently, further buildings have been constructed of steel portal frame construction which incorporate profile steel sheet panels to the elevations and roof.

## TENURE

The freehold interest is available subject to existing tenancies.

## PRICE

£1,800,000

## VAT

The property has been elected for VAT, however, the sale of the site may be treated as a Transfer of Going Concern (TOGC).



## KEY FEATURES



Multi-let Industrial Investment / Development Opportunity



Site Area: 1 Acre (0.40 Hectares)



Current Rental Income:  
£130,996 per annum



Total GIA: 39,888 Sq Ft  
(3,705.71 Sq M)



Low Rate Per Sq Ft



Freehold Price: £1,800,000



Potential for re-development  
(STP)

## TENANCY SCHEDULE

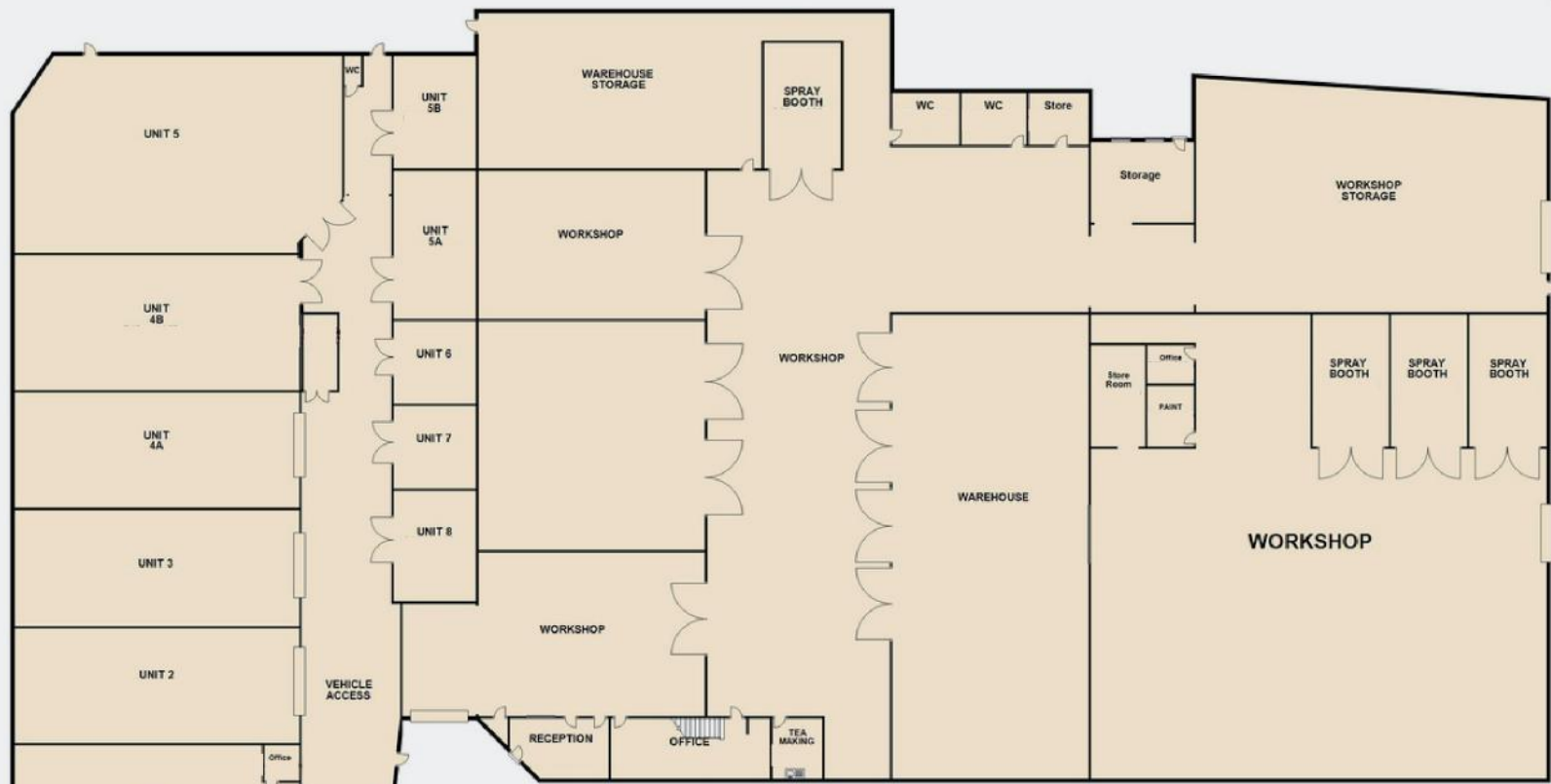
UNIT/FLOOR	TENANT	TENANCY START DATE	TENANCY END DATE	TYPE OF BUSINESS	MONTHLY RENT	ANNUAL RENT
UNIT 1	Vobi Services Ltd	27/01/2022	ONGOING	FURNITURE SALES AND STORAGE	£ 400.00	£ 4,800.00
UNIT 2	Private Individual	06/02/2013	ONGOING	FURNITURE SALES AND STORAGE	£ 550.00	£ 6,600.00
UNIT 3	National Treasure	17/02/2015	ONGOING	STORAGE OF GIFT ITEMS	£ 450.00	£ 5,400.00
UNIT 4A	Fursale Ltd	01/09/2018	ONGOING	FURNITURE SALES AND STORAGE	£ 550.00	£ 6,600.00
UNIT 4B	Private Individual	15/01/2024	ONGOING	STORAGE AND SALE OF WHITE GOODS; AND FURNITURE	£ 500.00	£ 6,000.00
UNIT 5	Private Individual	01/09/2013	ONGOING	STORAGE AND SALE OF ARGOS RETURNS AND SIMILAR ITEMS	£ 800.00	£ 9,600.00
UNIT 5A	serwis cov	01/10/2013	ONGOING	TV REPAIRS PLUS STORAGE	£ 370.00	£ 4,440.00
UNIT 5B	Vacant	-	-	-	£ -	£ -
UNIT 6	NICO-COM LTD	25/12/2022	ONGOING	STORAGE OF EBAY ITEMS FOR SALE	£ 150.00	£ 1,800.00
UNIT 7	Private Individual	01/02/2014	ONGOING	STORAGE OF ICE SCULPTURES FOR CHOCOLATE FOUNTAINS FOR PARTIES ETC	£ 200.00	£ 2,400.00
UNIT 8	NICO-COM LTD	25/12/2022	ONGOING	STORAGE OF EBAY ITEMS FOR SALE	£ 300.00	£ 3,600.00
UNIT 9	Passion for Chocolate	01/05/2023	ONGOING	FURNITURE SALES AND STORAGE	£ 400.00	£ 4,800.00
UNIT A	Private Individual	01/10/2013	ONGOING	ACCIDENT REPAIRS OF MOTOR CARS AND STORAGE OF CLASSIC CARS	£ 3,500.00	£ 42,000.00
UNIT B	Private Individual	01/05/2014	ONGOING	MOTOR REPAIRS	£ 1,375.00	£ 16,500.00
UNIT C	Private Individual	01/05/2014	ONGOING	ACCIDENT REPAIRS OF MOTOR CARS AND STORAGE OF CLASSIC CARS	INCLUDED IN UNIT A	INCLUDED IN UNIT A
GF OFFICE	COLDSEAL HI LTD	01/02/2021	ONGOING	SALE OF DOUBLE GLAZED WINDOWS ETC	£ 500.00	£ 6,000.00
FF OFFICE	COLDSEAL HI LTD	01/04/2021	ONGOING	SALE OF DOUBLE GLAZED WINDOWS ETC	£ 500.00	£ 6,000.00
<b>TOTAL</b>	-	-	-	-	<b>£ 10,545.00</b>	<b>£ 126,540.00</b>

**Plus Sale Of Electricity** £ 4,426.00

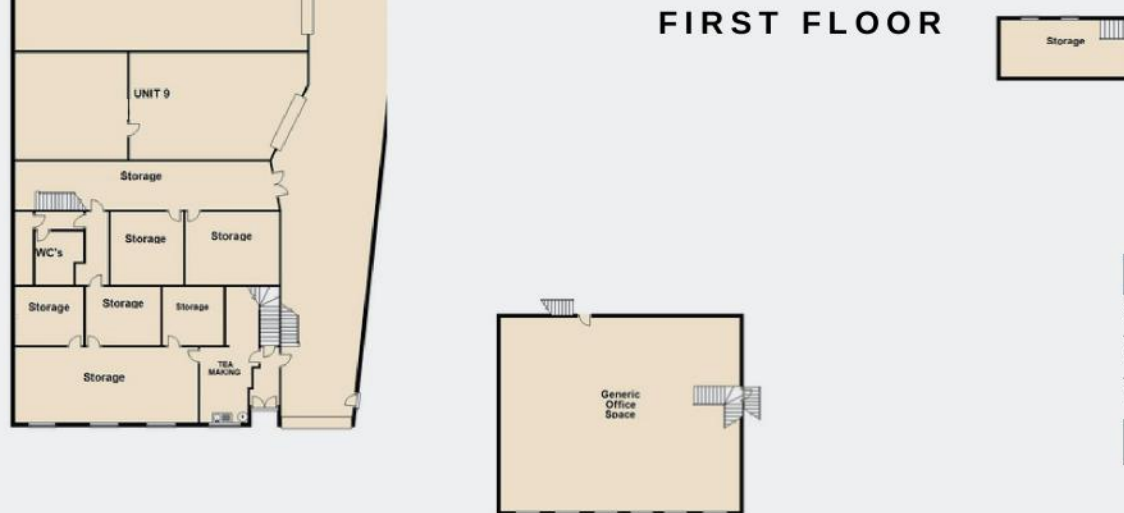
**GROSS INCOME** £ 130,966.00

# FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



## ACCOMODATION

FLOOR	SQ. FT	SQ. M
GROUND FLOOR WAREHOUSE	36,890	3,427.14
GROUND FLOOR OFFICES	1,498	139.17
FIRST FLOOR OFFICE'S	1,500	139.35
<b>TOTAL GIA</b>	<b>39,888</b>	<b>3,705.71</b>

# GALLERY



## PLANNING

We understand the property has the benefit of B1/B2 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to do their own due diligence with the local planning authority, Coventry City Council.

## BUSINESS RATES

Available on request.

## EPC

Available on request.

## LEGAL COSTS

Each party to bear their own costs incurred.

## SERVICES

All mains services are connected to the property.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## VIEWINGS

Viewings are by appointment with Sole Agents, Phillips Sutton.



FOR FURTHER INFORMATION  
CONTACT THE AGENT:



**Aman Verma**

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