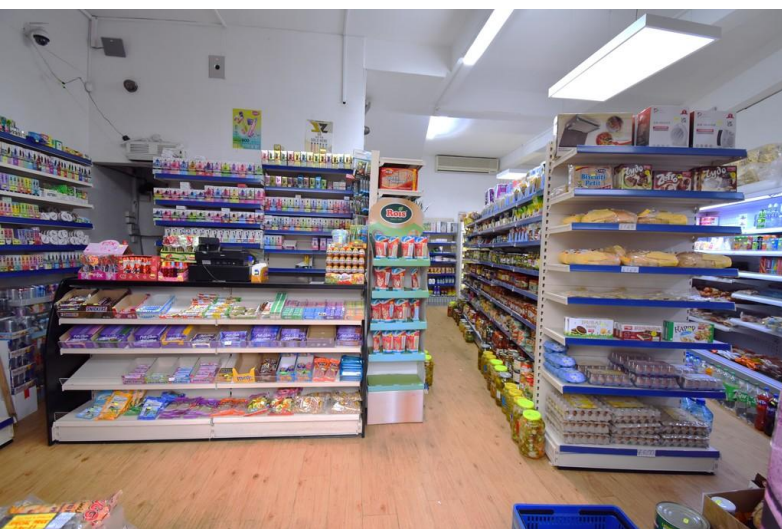




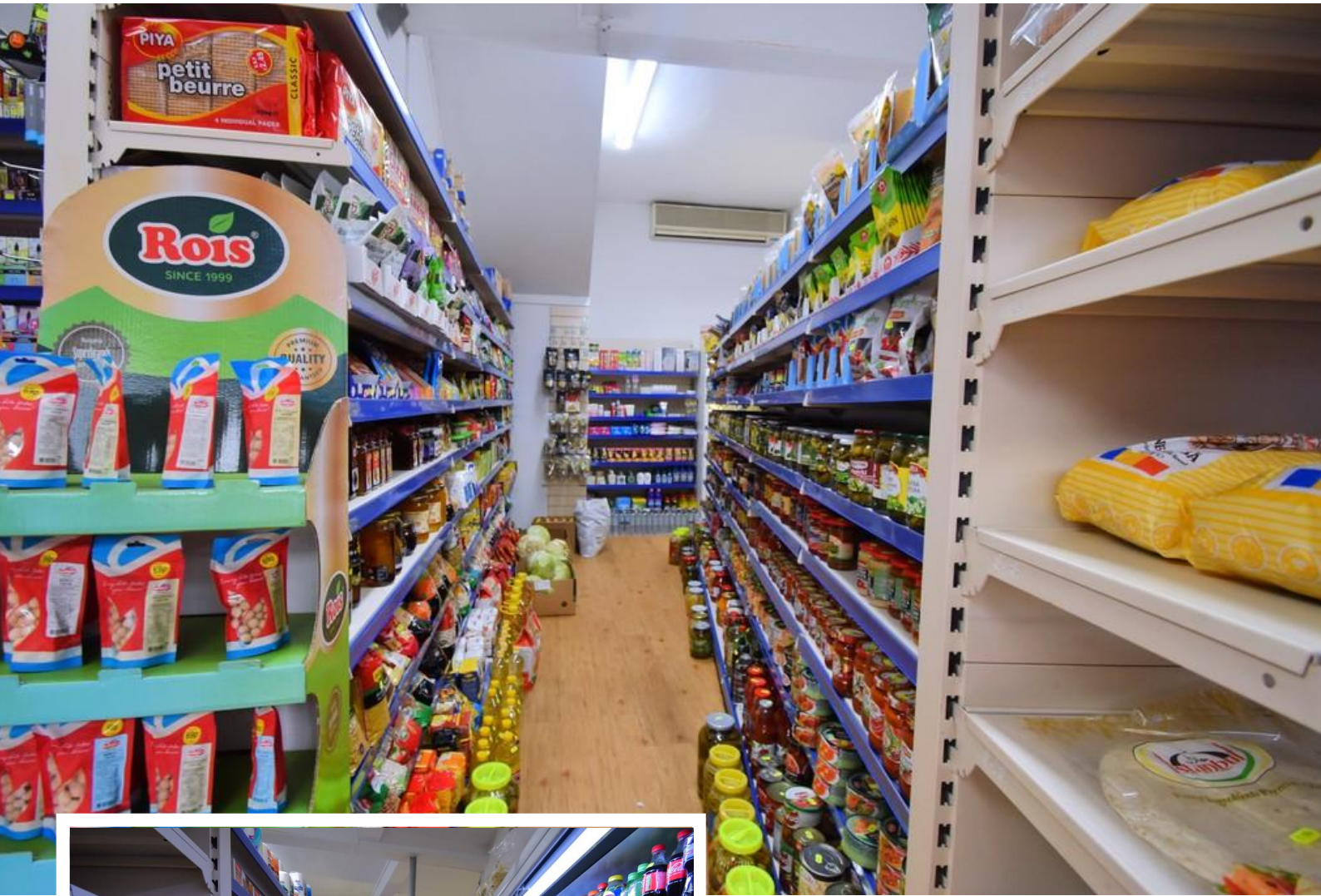
**Walsgrave Road
Coventry
CV2 4HH**

- Prime High-Footfall Location
- Dual Income Stream
- Freehold Ownership
- Periodic Tenancy — High Rental Yield

Asking Price Of £425,000
EPC Rating '69'



237-239 Walsgrave Road, Ball Hill, Coventry, West Midlands, CV2 4HH



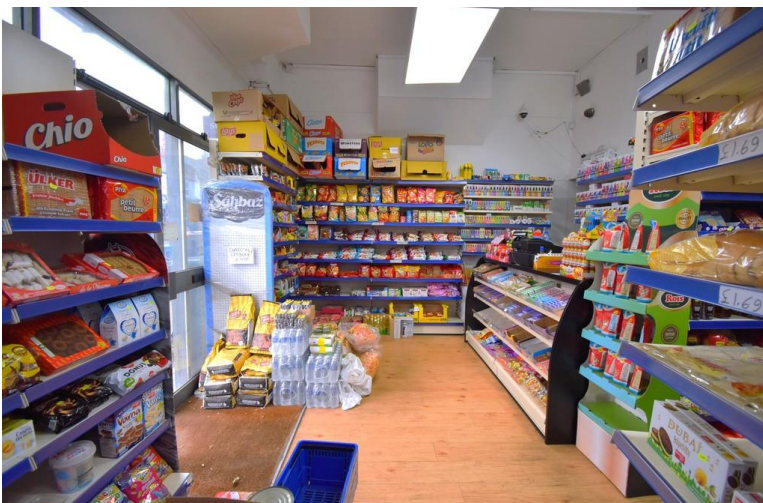
Property Description

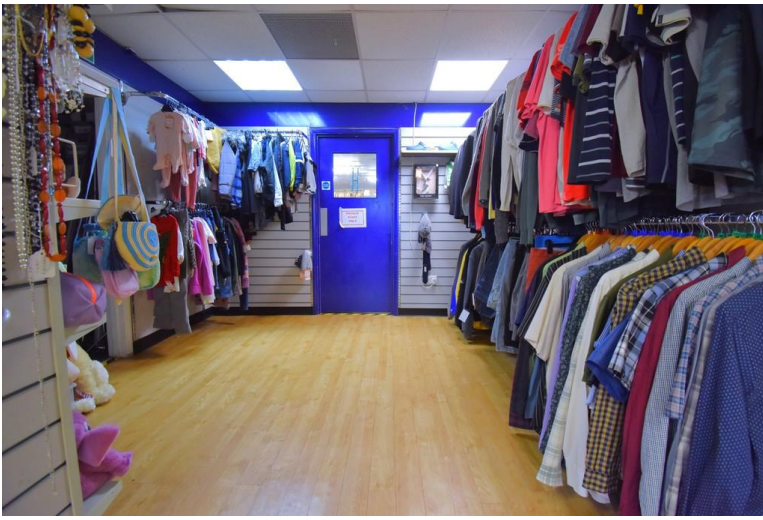
ABOUT THE PROPERTY

Located in the heart of Ball Hill's thriving commercial district, this substantial freehold property offers a rare chance to acquire a fully let, income- generating asset with long- term growth potential. Comprising two ground- floor retail units and two spacious residential flats above, it is perfectly positioned on a high- footfall stretch of one of Coventry's busiest arterial roads.

The ground floor features two independent retail units, each with its own shopfront, signage space, and separate access. These units are ideal for a range of uses including convenience retail, takeaway, salon, or professional services. Both benefit from excellent visibility, strong passing trade, and proximity to national retailers, local businesses, and public transport links.

Above, two well- proportioned one- bedroom flats are accessed via a private entrance, offering comfortable living space with strong rental appeal. The flats are currently tenanted and generate consistent income, making this a





turnkey investment opportunity.

Current rental income for both shops and flats is £3,100 per month (£37,200 per year). The larger charity shop unit produces £1,200 per month, though the tenant is due to vacate in February. The smaller Euroland shop generates £1,000 per month on a rolling contract, with potential vacancy in around two months. The two one- bed flats, in dated condition, each bring in £450 per month (£900 total), also on rolling contracts.

Potential rental income, once re- let at stronger rents, is estimated at £3,650–£3,750 per month (£43,800–£45,000 per year). The larger shop could achieve £1,400–£1,500 per month, the smaller shop is already at market level at around £1,000 per month, and the two flats could be increased to approximately £625 each (£1,250 total).

The area is popular with students, professionals, and NHS staff due to its close proximity to Coventry University, University Hospital, and the city centre. Ball Hill is a vibrant, multicultural neighbourhood with a strong sense of community and a wide range of amenities including supermarkets, schools, cafes, and parks. With excellent transport links, high rental demand, and a balanced commercial- residential mix, this property is ideal for investors seeking a stable, high- yield asset in a fast- growing Midlands city.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the

official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

