



FOR SALE

**FREEHOLD
STUDENT INVESTMENT**

**Waters Court
Salt Lane
COVENTRY CV1 2GX**

HOLT.
COMMERCIAL

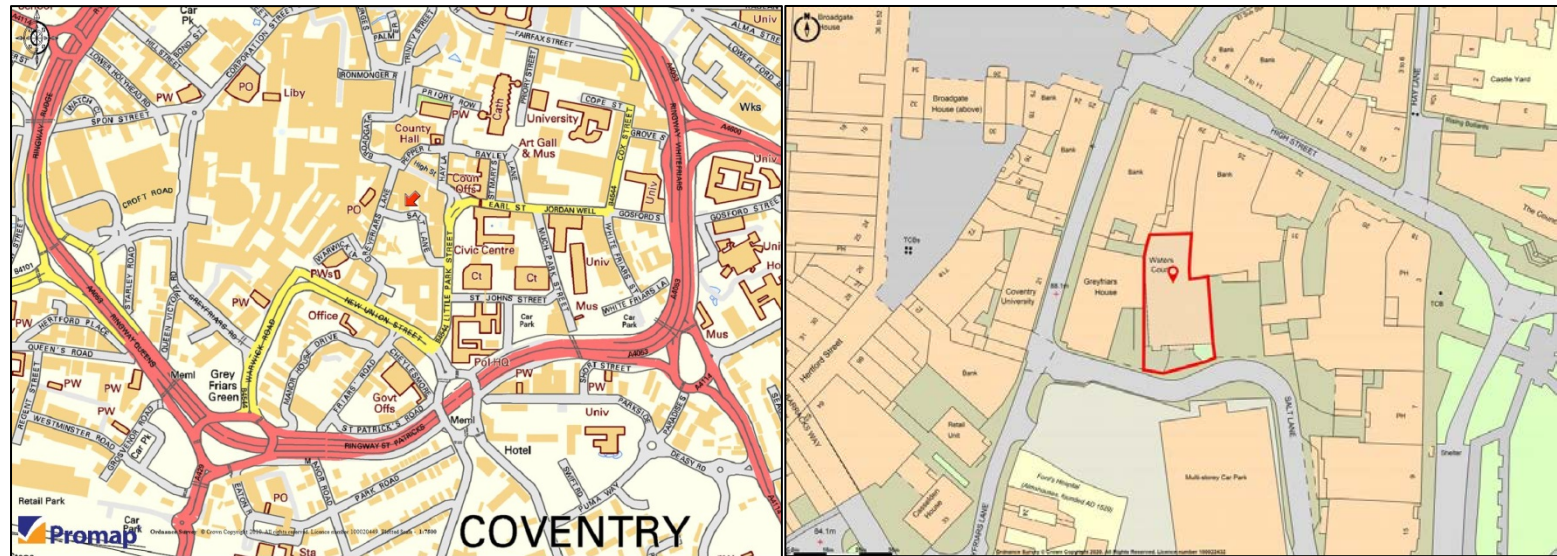
**OFFERS BASED ON
£6.25 MILLION
SUBJECT TO CONTRACT**

FEATURES

- Situated within close proximity to Coventry City Centre, Coventry University and Coventry Mainline Railway Station
- 73 ensuite double bedrooms
- 4 spacious kitchens per floor (16 kitchens total)
- Secure underground car park for circa 16 vehicles
- Full internal & external CCTV
- Completed to a high specification
- Gross income (2019) £608,000
- Offers based on £6.25 million, Subject to Contract

Location

Waters Court is located on Salt Lane on the southern edge of Broadgate, which houses the main high street banks in Coventry City Centre. The property is easily accessible by car, public transport and on foot. It is within close proximity to the main City Centre shopping area and Coventry University. Coventry mainline railway station is within approximately five minutes' walk.



Description & Accommodation

Waters Court is accessed via an impressive entrance hall at ground floor level providing stair and lift access to the upper floors. The bedrooms are over four floors of the property, with shared living and kitchen facilities. There are 16 kitchens in total, providing 4 spacious kitchens per floor. All bedrooms are double with ensuite bathrooms. There is full CCTV both internally and externally. There is an underground secure parking area for circa 16 vehicles.



Income

The 2019 Accounts for Waters Court showed a Gross Income for the year of £608,000.

The 16 parking spaces have never been rented out separately, however these could generate a further £15,000-£20,000 annual income given the excellent City Centre location and secure nature of the parking.

Tenure

Freehold.

VAT

We are informed the property is not elected for VAT.

Proposal

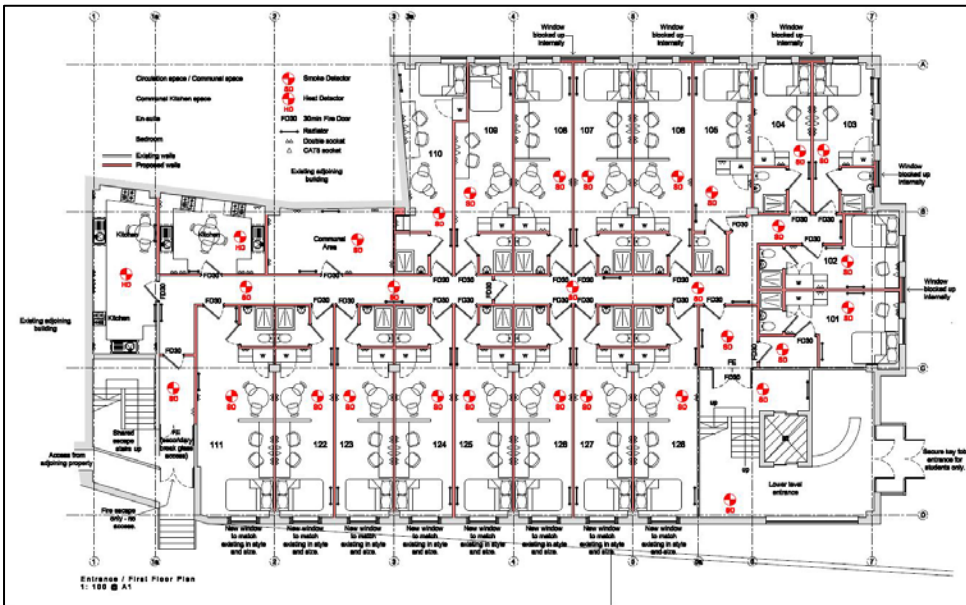
We are considering **offers based on £6.25 million** for the opportunity.

The property is currently held in the company Waters Court Limited. Consideration may be given to the disposal of this holding company.

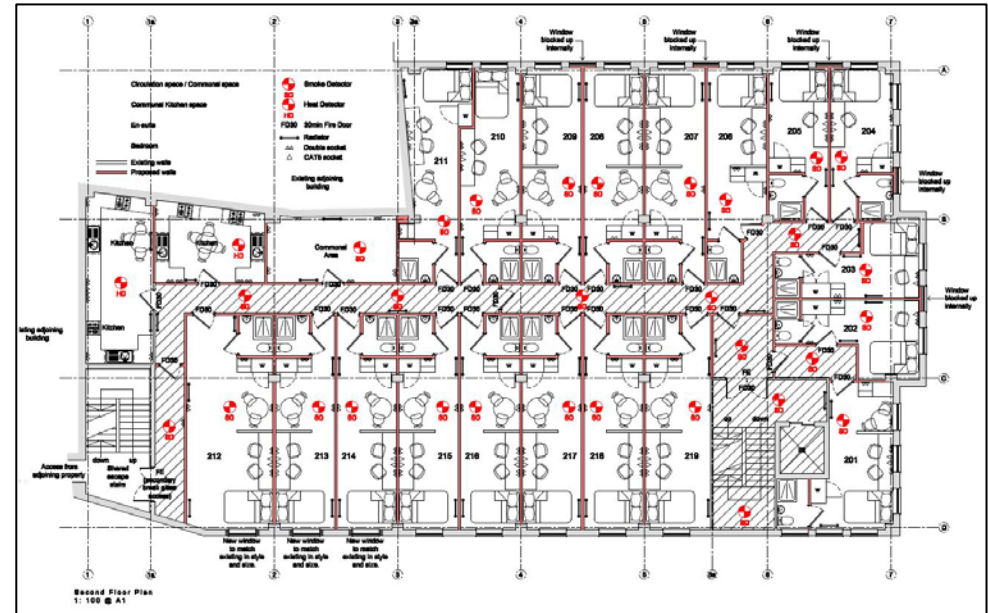
Legal Fees

Each party to be responsible for their own legal costs.

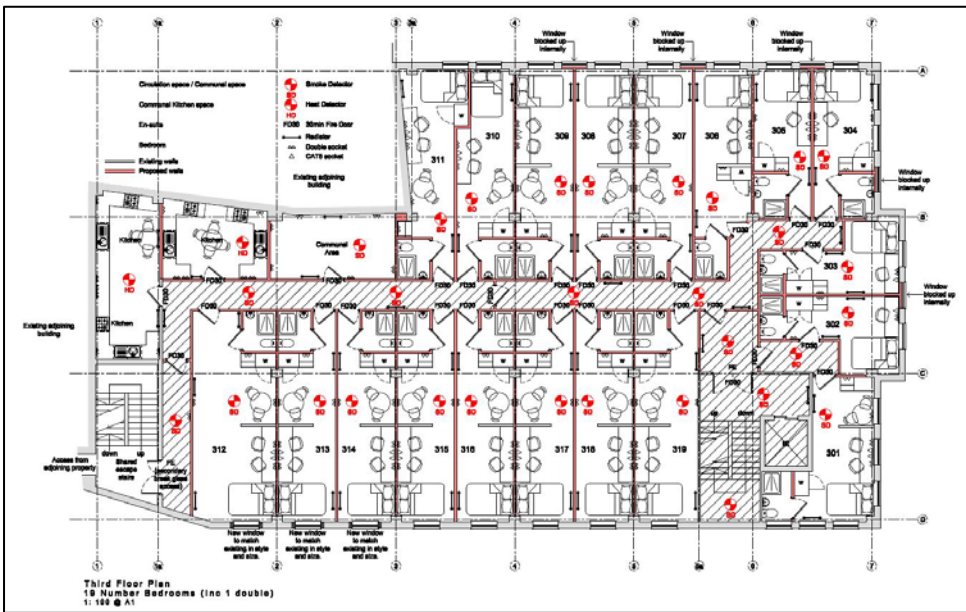




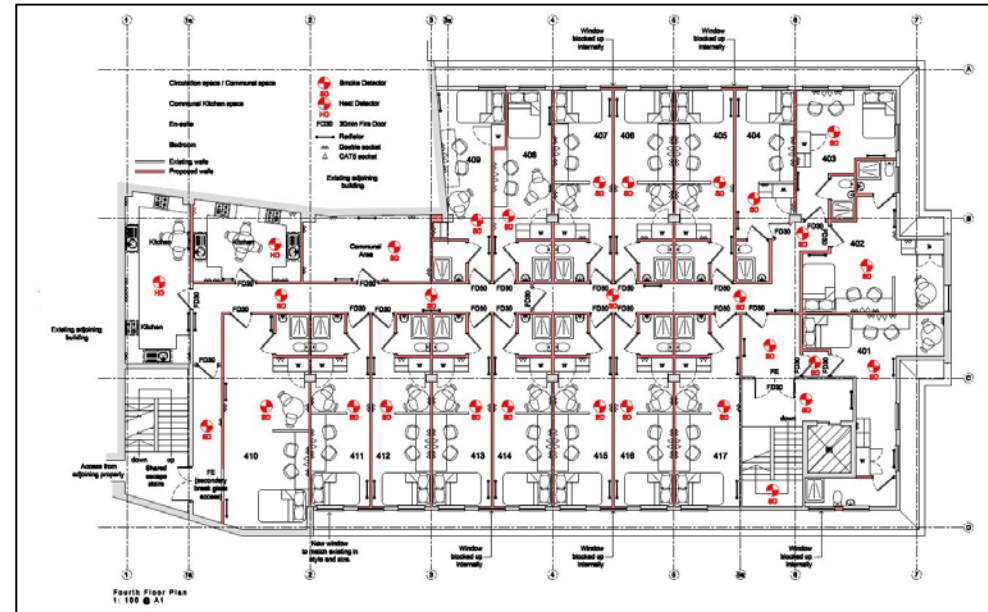
First Floor



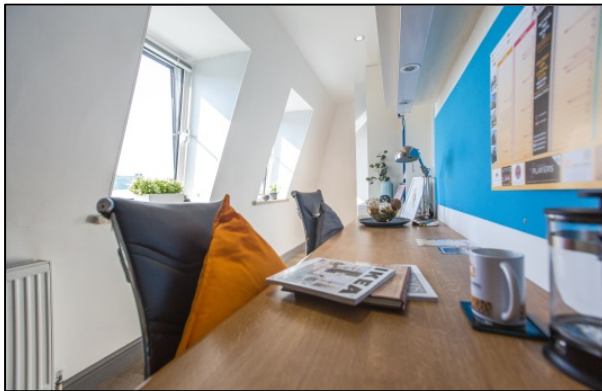
Second Floor



Third Floor



Fourth Floor



EPC B40. Copy available on request.

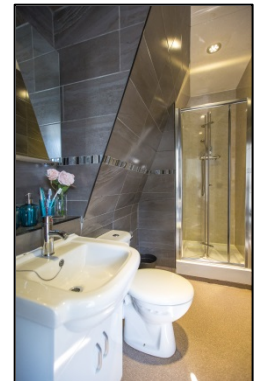
Viewing

Strictly by appointment with the sole agent.

HOLT.

COMMERCIAL

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Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Misrepresentation Clause :The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements.