

Apollo House

Butts, Coventry CV1 3GN



FREEHOLD PURPOSE-BUILT STUDENT ACCOMMODATION / VALUE ADD OPPORTUNITY



ESTATE OFFICE

PROPERTY CONSULTANTS

EXECUTIVE SUMMARY

- A purpose built student accommodation building comprising 134 beds (82 Standard Plus and 52 Standard).
- The property is arranged over four storeys and benefits from lift access to all levels.
- Located 0.5 miles from Coventry Station, and 0.9 miles from Coventry University.
- Gross Internal Area 34,008 sq.ft (3,159 sq. m).
- The property is vacant due to internal damage requiring repairs and was previously occupied in Summer 2023.
- The Estimated Rental Value (ERV) of the property, once refurbished, is in the region of £795,000 per annum.



- An opportunity to reposition as Residential (C3), Co-Living (Sui-Generis) or Hotel (C1) subject to obtaining the necessary consents.
- Sold with Vacant Possession.
- Freehold.



**OFFERS IN EXCESS
OF £3,000,000**

THREE MILLION POUNDS , SUBJECT TO CONTRACT

**A PURCHASE
AT THIS LEVEL
REFLECTS A LOW
CAPITAL VALUE
OF £88 PSF**

PREMIER INN

ODEON

SKYDOME

SKY BLUE STUDIOS

LOWER PRECINCT SHOPPING CENTRE

Apollo House

Butts, Coventry CV1 3GN



1 MILE (19-MINUTE WALK) TO CITY CENTRE

0.5 MILES (12-MINUTE WALK) TO COVENTRY STATION



TRAVEL TIMES FROM APOLLO HOUSE

COVENTRY TRAIN STATION

🚶 12 MINUTES | 🚲 3 MINUTES

COVENTRY CITY CENTRE

🚶 19 MINUTES | 🚲 6 MINUTES

COVENTRY UNIVERSITY

🚶 19 MINUTES | 🚲 6 MINUTES

COVENTRY HISTORY

Coventry is the 12th largest city in the UK, located 94 miles north-west of London in the West Midlands, 19 miles south-east of Birmingham and 24 miles south-west of Leicester.

With a rich history dating back to medieval England, Coventry boasts iconic landmarks such as the historic Coventry Cathedral and numerous well-preserved town centre buildings such as St Mary's Guildhall and The Old Grammar School.

Coventry has undergone significant transformation in recent years, marked by a growing population and numerous development initiatives, cultural and community projects. A key milestone in this journey was Coventry being named the UK City of Culture in 2021.

A £240 million City Centre Regeneration project commenced in March 2024 and is scheduled for completion in 2034. This ambitious initiative aims to transform the area around Coventry Market into a vibrant, pedestrian-friendly hub, featuring new residential spaces, shopping destinations, and leisure facilities.



Coventry Aerial View



St Mary's Guildhall

£240 MILLION REGENERATION



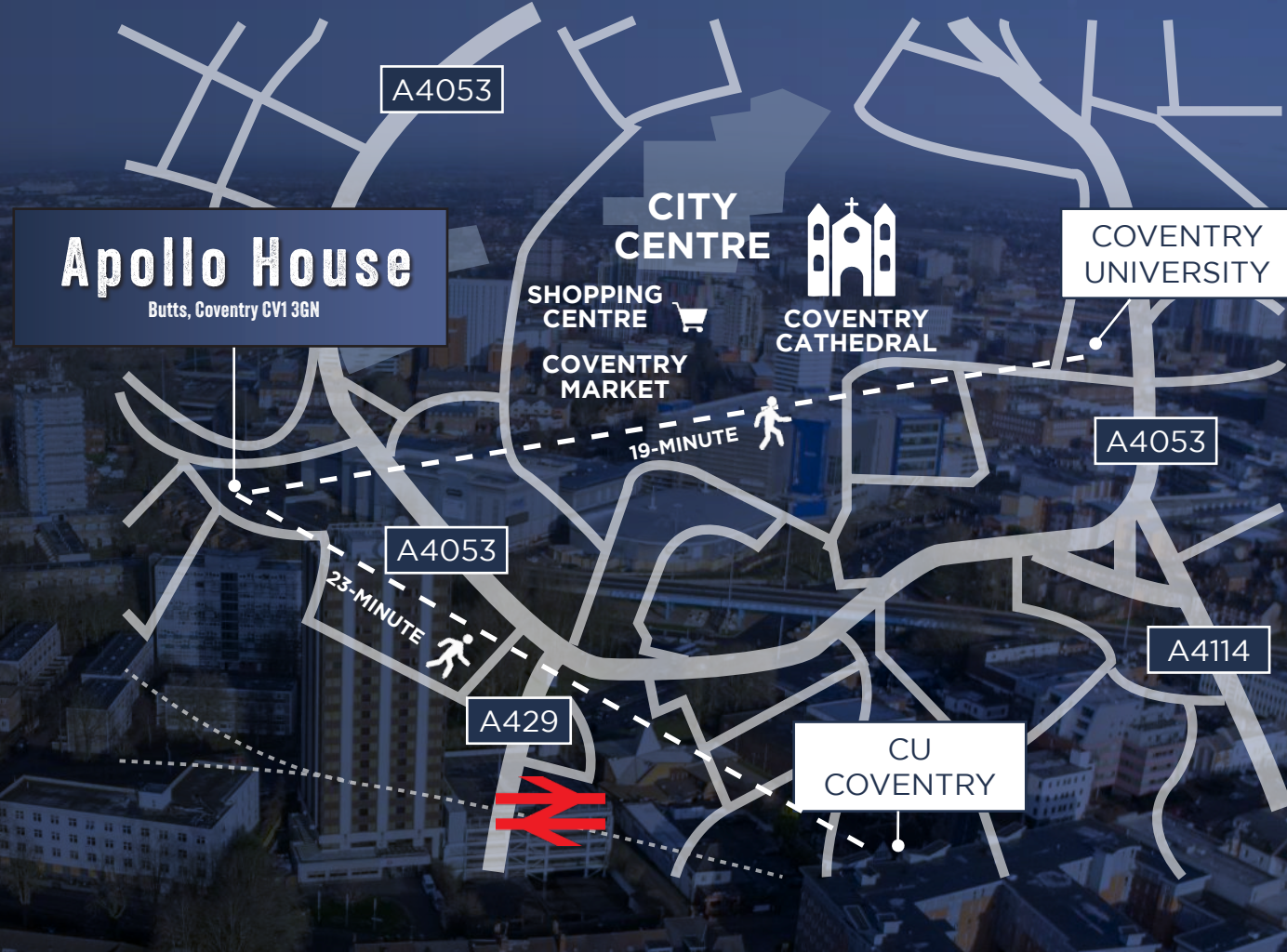
Coventry Regeneration

LOCATION

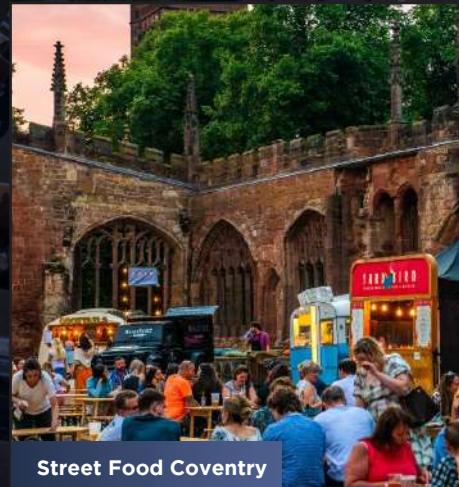
Coventry is a vibrant city with a large student population, anchored by Coventry University—the UK’s fourth-largest and fastest-growing university. This youthful energy infuses the city with a diverse range of activities and entertainment, making it a dynamic and appealing destination for young adults.

Apollo House enjoys a prime location, just 0.9 miles (a 19-minute walk) from Coventry University, 1 mile (a 23-minute walk) from CU Coventry Campus, and approximately the same distance from the City Centre.

Coventry Train Station is also conveniently located just 0.5 miles away, about a 12-minute walk. This provides direct trains Birmingham in just 20 minutes, and London Euston in 60 minutes.



Coventry University



Street Food Coventry



Coventry Station

DESCRIPTION

Apollo House offers exceptional living spaces for students seeking accommodation in Coventry. Purposefully designed with student living in mind, the property features well-planned communal areas on every floor, including kitchens, living and dining spaces, and laundry facilities. A lift ensures easy access to all levels.

Each room is bright and airy, furnished with either a single or double bed, a wardrobe, and a desk, providing comfortable and convenient access to all shared amenities.



PLANNING / VALUE ADD POTENTIAL

Apollo House presents significant value-add potential with the possibility of alternative uses, subject to obtaining the necessary planning consents. Once refurbished, the property has an Estimated Rental Value (ERV) of approximately £793,560 per annum in its current use as a student accommodation.

The property achieved planning consent in 1997 (REF L/1997/0397) to convert from offices to student accommodation / Sui Genres.

A planning report commissioned in 2024 outlined the potential uses of Apollo House. The options include a co-living scheme of 130 units or a conversion of the existing building to provide 50 Residential Apartments, with potential to add 2 additional stories with a further 25 residential units.

Any future repositioning or change of use will be subject to obtaining the necessary consents.



PBSA MARKET

The Midlands and the UK as a whole are grappling with a significant shortfall in student housing, currently estimated at 580,000 beds. Among the approximately 70,000 students attending universities in the region, 64% have been unable to secure accommodation through Purpose-Built Student Accommodation (PBSA).

SHORTFALL OF 580,000 BEDS



Coventry University stands out with international students comprising 35% of its student body—the highest proportion among UK universities. These students contribute significantly to the local economy, generating a net economic impact of £440 million annually.

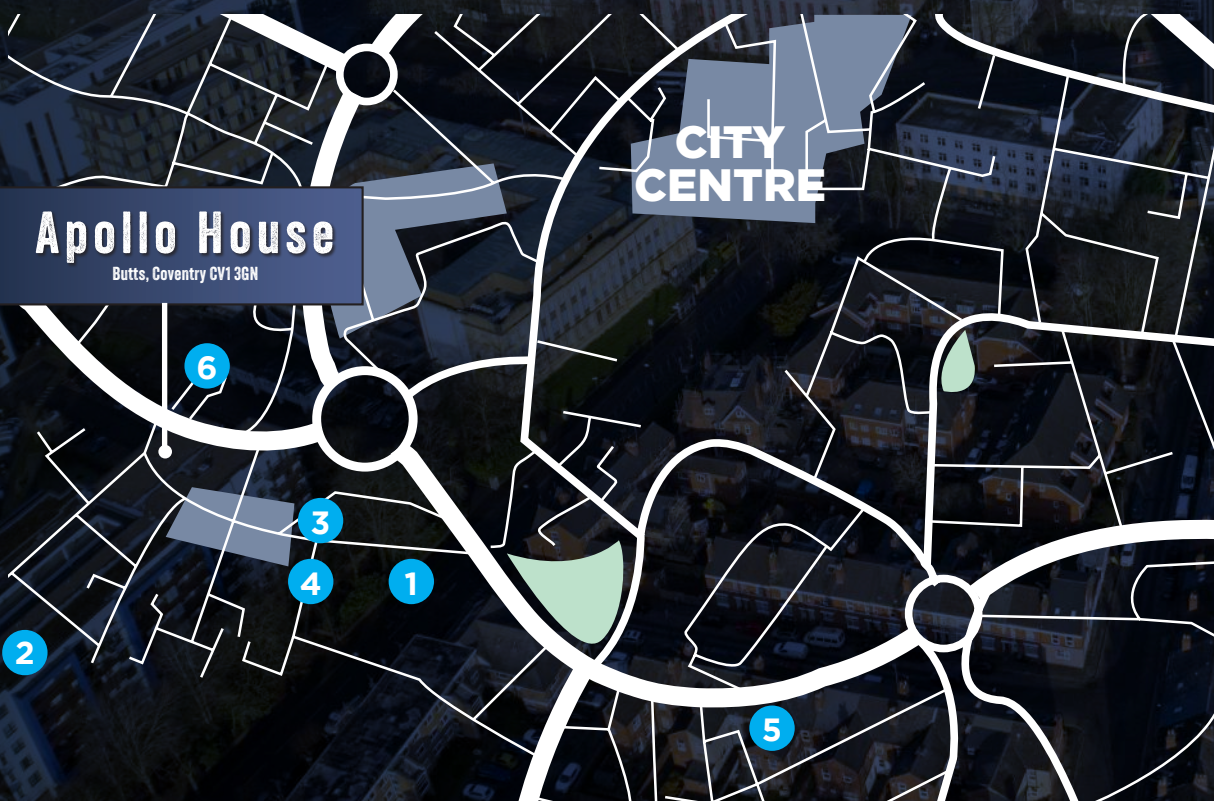
WEST MIDLANDS COVENTRY



OTHER STUDENTS BLOCKS IN COVENTRY

The pricing of the selected student accommodation properties in Coventry, is highly competitive and driven by the significant shortfall of PBSA in Coventry. Apollo House is the largest detached property in the area, offering 134 beds. However, within just 0.2 miles, there are over 1,000 additional beds spread across multiple student housing blocks. Most rooms within Apollo House are standard rooms, with comparable rents in the area ranging from £119 to £170 per week.

Apollo House benefits from a prime location, situated just 0.5 miles from Coventry Station and less than a mile from Coventry University. This proximity not only supports the need for additional student accommodation but also offers a strong investment opportunity.



Address: 17-24 Queens Rd CV1 3EG

Beds: 112

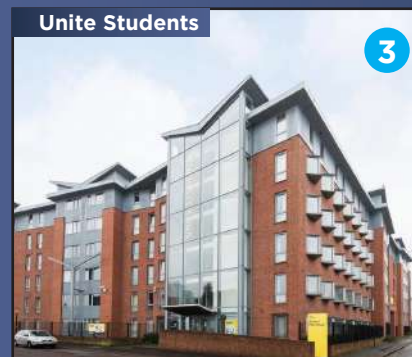
Weekly Rent: £165 (£200 premium rent)



Address: Albany Rd, Coventry CV5 6JR

Beds: 462

Weekly Rent: £141 (£168 premium rent)



Address: Queen's Rd, Coventry CV1

Beds: 464

Weekly Rent: £119 (£169 premium rent)



Address: 28 Queen's Rd, Coventry CV1

Beds: 66

Weekly Rent: £140 (£150 premium rent)



Address: 7 Manor Rd, Coventry CV1

Beds: 115

Weekly Rent: £170 (£180 premium rent)



Address: 1 Vincent Street, Coventry CV1

Beds: 209

Weekly Rent: £142 (£157 premium rent)

TENURE

Freehold.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

Further information is available on request.

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