

OPENING DOORS SINCE 1843



Property
For Sale (Freehold)



Price
£260,000



Investment
Fully Let Investment



Location
Popular Location

FOR SALE

11 Riverside Close, Coventry CV3 4AT

Location:

The property forms part of a small parade fronting Riverside Close just off London Road (A4082) benefitting from excellent road and public transport connections

Description:

The property comprises a ground floor retail unit - In operation as a barber's shop, fitted out to a high specification with barbers' stations, washing areas, WC and kitchenette. The rear access door leads to a private garden.

To the first floor is a one-bedroomed flat comprising kitchen, bathroom, bedroom and living room.

Both parts of the property are separately tenanted with the ground floor let at £7,200 per annum with the lease expiring in September 2023. The first floor flat is let on a rolling AST at £375.00 per calendar month.

In addition there is a large detached garage at the rear incorporating an office and workshop which is vacant currently but offers potential for additional rental income having been separately let in the past.

Off road parking is available to the front of the premises and the total site area extends to approximately 266 Sq. M 2727 Sq.Ft.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	766.39	71.20
First Floor	548.96	51.00
Rear Workshop	483.00	44.87
TOTAL	1,798.35	167.07

Services:

Mains water, drainage and electricity are understood to be connected however no services have been tested.

Rateable Value:

The retail part of the premises is listed in the 2017 list as a hairdressing salon and premises with a rateable value of £4,053.00. Please note that this figure is not the amount of business rates payable and prospective purchasers should make their own enquiries. In addition, the residential part of the property is rated as band A for council tax purposes.

Terms:

For sale Freehold and subject to existing tenancies.

VAT:

We understand that VAT is not payable on the transaction.

Legal Costs:

Each side to bear their own costs.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information: [Click here](#)

Video Link: [Click here](#)

Other:

Viewing Arrangements:

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