

OPENING DOORS SINCE 1843



Offering
Freehold Investment
Opportunity



Price
Offers Invited In The
Region Of £225,000



Use
Established Hairdressing
Salon



Rent
£7,000 p.a. Subject To
Review



Location
Prominent Main Road
Position

FOR SALE

196 Ansty Road, Coventry CV2 3EY

Location:

The property occupies a prominent main road position in the Wyken district of Coventry on the eastern outskirts of the city being set back from the A4600 Ansty Road and forming part of a small commercial parade which includes a laundrette, take-away business and a William Hill Bookmakers.

Parking is possible on the immediate forecourt.

Description:

The property comprises an end of terrace E Use Class investment opportunity let as a salon on a long lease to a long established hairdressing business and now available to be acquired freehold, subject to the existing tenancy.

The current rent is very low at just £7,000 per annum but there is an outstanding rent review as at June 2023 providing the opportunity to increase this rent by negotiation.

Otherwise we would note that the accommodation comprises a refurbished salon with a modern UPVC retail shop front, small kitchen and downstairs w.c., with further currently largely unused rooms upstairs with a further w.c.

The property also benefits from forecourt parking and a garage at the rear.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	584.00	54.26
First Floor	592.00	55.00
TOTAL	1,176.00	109.25

Services:

All mains services with the exception of gas are connected, plus electric heating in part. No tests have been applied.

Rateable Value:

The property has a Rateable Value of £10,000 under the 2023 Rating List. However, prospective purchasers should make their own enquiries to verify this is correct.

Terms:

The property is available to be purchased freehold subject to the existing occupational tenancy with the existing lease being for a term of 20 years from 14th December 2021 at a low rent (currently) of £7,000 per annum (with a rent review outstanding as at June 2023).

The lease is effectively drawn on a full repairing and insuring basis.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand is not payable on the purchase price in this case.

Legal Costs:

Both parties are to be responsible for their own legal fees in this case.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

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