

Engleton Road, Radford, Coventry CV6 1JF  
Offers Over £450,000

**archerbassett**  
LETTINGS AND SALES

**\*\*AN EXCEPTIONAL FREEHOLD DEVELOPMENT OPPORTUNITY \*\***

Potential rental income of £50,280pa which equates to a 9.14% yield. A substantial and versatile detached property set on a large plot in a prime location which offers a multitude of uses and is currently set up as a mixed use of commercial and residential units with planning permission in place to convert the existing space into an additional three modern apartments, whilst retaining the commercial section. At present the ground floor comprises of a commercial unit with several storage rooms to the rear and side, the further two floors are residential at present with the second floor being a three bedroom flat with kitchen, lounge & shower room whilst the third floor is studio style flat – both are in need of refurbishment. Externally there is off road parking for several vehicles. Being situated close to the junction of Radford Road & Beake Avenue there is easy access to the city centre, the A444 & motorway network beyond. This interesting building is suitable for a variety of uses or redevelopment and offering great potential it is well worth a viewing.

**Ground Floor**

The ground floor is being operated as a commercial unit which is benefitting from a private entry, large customer waiting room and shop floor. There are 4 large rooms which are set up as a Staff Room/Kitchen, Eye Test Room, Chiropody Room and office. A further four Store Rooms, Boiler Room and two separate W/C's. There is planning permissions in place to convert this floor into one commercial unit and two modern flats, a two bed and a one bed, both having their own private entrances and the larger having a garden.

**First Floor**

At present the first floor has been partially renovated to an exceptionally high standard with newly fitted Howdens kitchen, modern shower room, spacious lounge and three generously sized double bedrooms.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Second Floor**

Currently used as a Store Room, there is an excellent size room with kitchenette and feature Apex window with an additional eves storage room across the landing. It would be an ideal studio flat with the proper permissions.

**External Spaces**

Set on a large plot in a prime location the property benefits from tarmacked frontage and a paved rear area.

**Tenure - Freehold**

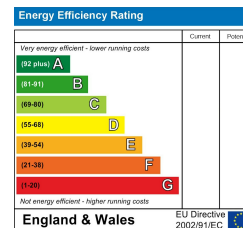
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.

**Agent Notes**

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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