58 Earlsdon Street
Coventry
CV5 6EJ

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

tel: 01926 888181
email: info@ehbreeves.com

www.ehbreeves.com

RICS

Interested in this property?

Contact
Robert Hawkins
01926 888181
robert@ehbreeves.com

For Sale Freehold

Ground Floor Retail with Flat Above

- Prominent Position on Earlsdon High Street
- Busy Local Parade
- Two Bedroom Flat
- Offers in the Region of £375,000

58 Earlsdon Street
Coventry
CV5 6EJ

Location
The property is located on Earlsdon Street in Earlsdon, a popular suburb to the south west of Coventry, 1 mile from the city centre. Earlsdon Street forms part of the prime retail area with a mixture of national and local retailers including Co Op, Lloyds Pharmacy, Coventry Building Society and Greggs. The location benefits from a high level of footfall as well as short stay parking and a nearby public car park.

Description & Accommodation
The subject property comprises an end of terrace Victorian property with lock up shop on ground floor and a two bedroom flat on first floor. The flat is accessed via the passageway to the right hand side of the building, which also provides a secondary access to the rear of the ground floor premises. The property is arranged as follows:

Accommodation
Ground Floor: 910 sq ft (84.54 sq m)

First Floor 2 Bedroom Flat
including:
Entrance Hallway
Living Room/Kitchen & Dining
Bedroom 1
Bedroom 2
Bathroom

The first floor accommodation benefits from a large private roof terrace situated at the rear of the property.

The property also provides potential for further development subject to planning consent.

Services
All mains services would appear to be connected to the building. However the ground floor has no gas supply. There is one shared water supply serving both ground and first floors. There is a separate electricity supply to each floor.

Planning
The current use is Class E (Retail) on the ground floor with residential upper floors.

Tenure
The property is to be sold freehold.

The ground floor is currently let to Boots The Chemist on a lease expiring 9th July 2021 at a rent of £13,500 per annum. However, Boots are in discussions with the current landlord to surrender their lease so the ground floor is likely to become vacant.

The first floor is let on an Assured Shorthold Tenancy at a current rental of £740 per calendar month.

Price
Offers in the region of £375,000.

Rates
The rateable value for the current year is £13,250 (1st April 2017 effective date), as shown on the VOA listing.

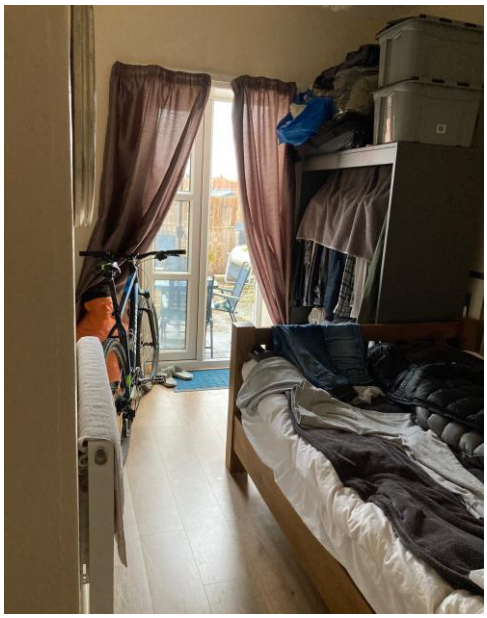
EPC
Ground Floor: TBC
Flat (58a): C 71

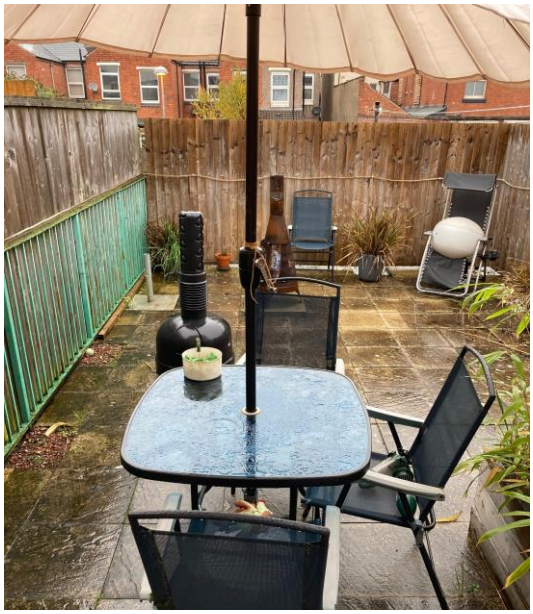
Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

Viewing
Strictly by appointment only with ehB Reeves on 01926 888181.

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

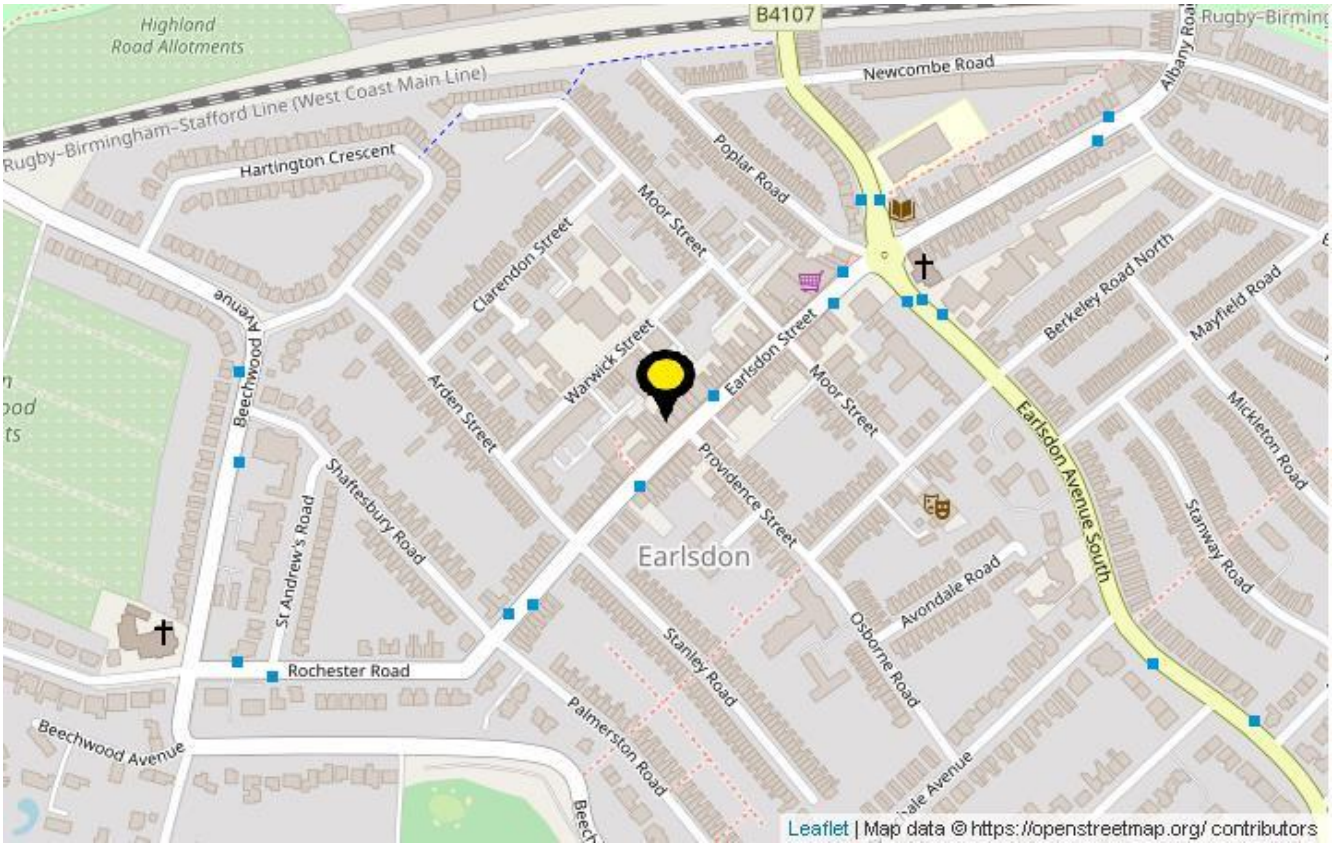
58 Earlsdon Street
Coventry
CV5 6EJ

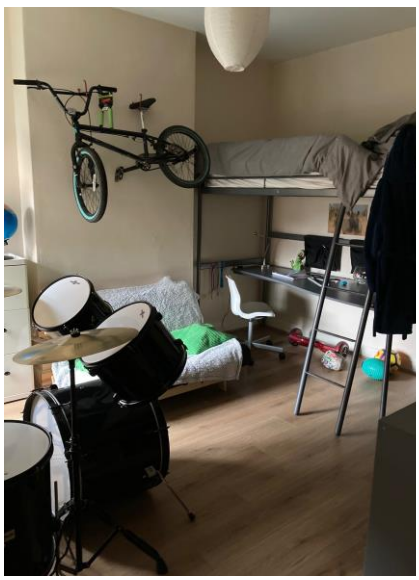




ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

58 Earlsdon Street
Coventry
CV5 6EJ





ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.