



### Commercial Development in CV6

Engleton Road, Coventry, West Midlands, CV6 1JF

**£425,000** Starting Bid

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ IDEAL DEVELOPMENT
- ✓ THREE RESEDENTIAL UNITS
- ✓ PRIME LOCATION
- ✓ EXCELLENT POTENTIAL
- ✓ APPROX 2900 SQFT

## Arrange a viewing

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Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

**\*\*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.

**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.

Price: Starting Bid £425,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Off Street

## Description

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## Location

Being situated close to the junction of Radford Road & Beake Avenue there is easy access to the city centre, the A444 & motorway network beyond.

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## EPC

Rating D & C

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## Tenure

Title number  
WK29349 - Freehold

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.

