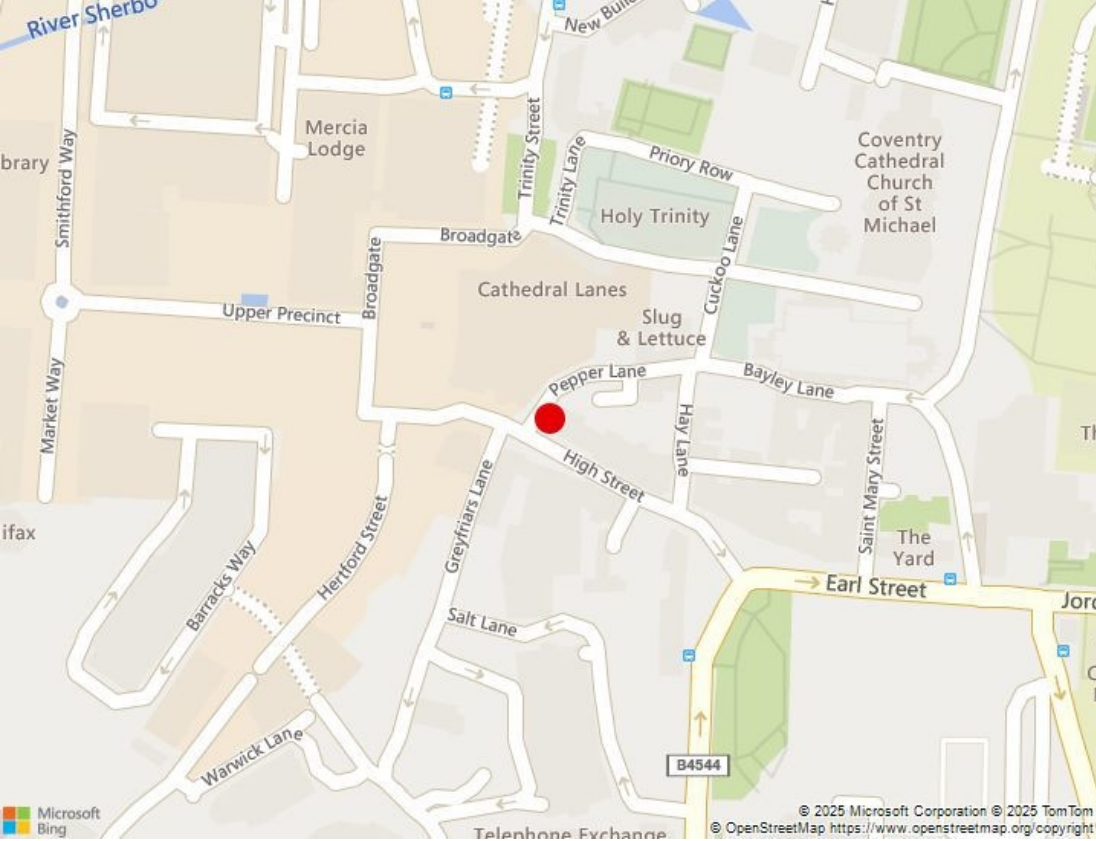


BANK PREMISES INVESTMENT FOR SALE

5-6 High Street, Coventry, West Midlands, CV1 5RE

3,705 SqFt (344.19 SqM) | Offers Around £625,000





KEY FEATURES

- Opportunity to acquire a freehold investment
- City Centre location
- Fully let to HSBC Bank
- Longer term development potential
- Guide Price - Offers around £625,000

LOCATION

The property is situated in a prominent corner location in the heart of Coventry city centre on the pedestrianised High Street at its junction with Pepper Lane and opposite Greyfriars Lane. The premises also overlook Broadgate and Cathedral Lanes which itself is becoming one of Coventry's leading leisure destinations with occupiers to include **Five Guys**, **Wagamamas Tortilla**, **Botanist** and **Cosy Club**.

Other occupiers in close proximity include **Tesco Express**, **Virgin Money**, **Subway**, **TSB Bank** and **Lloyds Bank**.

DESCRIPTION

The property comprises a modern three storey building fully occupied by HSBC Bank with a banking hall benefitting from return frontage on the ground floor and offices on the two upper floors.

Area	SqFt	SqM
Ground floor Sales and Offices	1,588	147.53
First floor offices	1,064	98.85
Second Floor offices	1,053	97.82
Total Floor Area	3,705	344.19



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TERMS

Freehold FOR SALE, subject to the following tenancy:

The property is let to HSBC Bank on a lease for a term of 10 years from 21 November 2016 at a rental of £56,500 per annum. The lease is held on full repairing and insuring terms and incorporates a tenant only break at the fifth anniversary, which has now passed.

ASKING PRICE

Offers Around £625,000

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £37,250

Rates Payable £18,587.75

Interested parties are advised to make their own enquiries with the Local Authority (Coventry) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

5-6 High Street, Coventry, West Midlands CV1 5RE



0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.