

REFERENCE: 5055- 7 shops in Coventry



Prominent Retail parade investment in Coventry £3150,000

ADDRESS: 1A city arcade, and 1/11 Shelton Square, Coventry, West Midlands CV1 1DG

- Tenants include Card Warehouse, Greggs, Warren James ,Birthdays and Betfred Limited.
- SPV Available.

LOCATION: Coventry with a population of 300,000 is a major city in the West Midlands. It has excellent communications, located approximately 4 miles to the south of Junction 2 & 3 of the M6 Motorway and 15 miles North of Junction 15 of the M40 Motorway. The Property occupies an established Retail position in Shelton Square, in the City Centre. There is substantial Car Parking in the vicinity of the premises. Nearby National Retailers include Clinton Cards, K Shoes, Superdrug and JJB Sports.

DESCRIPTION: The Property comprises of 7 Shops on the ground floor with ancillary accommodation on the 1st Floor. Servicing facilities are available at the rear.

TENURE: Long Leasehold held from Coventry City council for a term of 125 years from January 2000, at a peppercorn rent.

TENANCIES

No.	Tenant	Accommodation	Rent	Lease Terms
1 Shelton square	Card Warehouse	Ground 1051 sq ft Upper 1095 sq ft	£43350	15 years from 25 March,2003 5 year FRI
3 Shelton square	Bedfred	Ground 610 sq ft Upper 678 sq ft	£45000	20 year s from 15-10-07, 5 year reviews, and no breaks.
5 Shelton square		Ground 745 sq ft Upper 582 sq ft		
7 Shelton square	Greggs PLC	Ground 720 sq ft Upper 550 sq ft	£27725	10 years FRI from 25 December 2001.
9 Shelton square	Warren James Ltd	Ground 705sq ft Upper 650 sq ft	£29500	25 years from 29 September 1994. 5 years rent review in 2014
11 Shelton square	Birthdays	Ground 855 sq ft Upper 607 sq ft	£33450	25 years from 28 March 1988. 5 years FRI
1A City Arcade	T G Bros ltd	Ground 600 sq ft Upper 370 sq ft	£16500	10 years from 21 January 2004 FRI Tenant break years 5.

Total rent: **£195,525 per annum**

Price: offers in excess of £3,150,000 - 6.2% Net

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