



11 To 13
Queen Victoria Road,
Coventry,
West Midlands,
CV1 3JS



FREEHOLD SALE

Office / Residential development opportunity
with consent for nine apartments

6,427 sq ft
597.07 sq m

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Office / Residential development opportunity with consent for nine apartments

Property Highlights

- 01 Available freehold
- 02 Set over three storeys plus a basement
- 03 Residential development potential
- 04 Car park included at the rear
- 05 Works commenced on the top floor, offering faster delivery
- 06 Major City Centre development projects close by, such as:
 - City Centre South Regeneration
 - City Centre Cultural Gateway
 - Friargate

6,427 sq ft
597.07 sq m

Guide Price
£875,000



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Location

A short walk from Coventry Station, Coventry University, and the city's thriving commercial and retail districts

The property fronts Queen Victoria Road within Coventry City Centre in a mixed-use location and is very close to the ring road, Coventry University, and the city's thriving commercial and retail districts. Coventry train station is also close by, providing direct routes to London & Birmingham. Coventry also has great access to and from the M1, M6 & M40 motorways.

There are several major developments close by, such as:

City Centre Cultural Gateway is an ambitious project to create a world-class cultural hub within the former IKEA store in Coventry. The scheme will bring together multiple local, regional, and national partners across the creative and cultural sectors, transforming the space into a landmark destination.

City Centre South Regeneration which aims to transform outdated areas such as Bull Yard, Shelton Square, City Arcade, and Hertford Street into a vibrant mixed-use district. The development will include new homes, a hotel, retail spaces, cafes, restaurants, leisure facilities, office spaces, community uses, improved public spaces, and car parking.

Friargate is a landmark £700 million regeneration scheme transforming 37 acres around Coventry Railway Station into a vibrant new business and residential district. Set to deliver up to 15,000 jobs, the project includes premium office space, retail, hotels, homes, and leisure facilities, all built to high sustainability standards. With excellent transport links and green infrastructure, Friargate is a key driver of Coventry's economic growth—attracting major investment and reinforcing the city's position as a modern, connected, and future-ready destination.



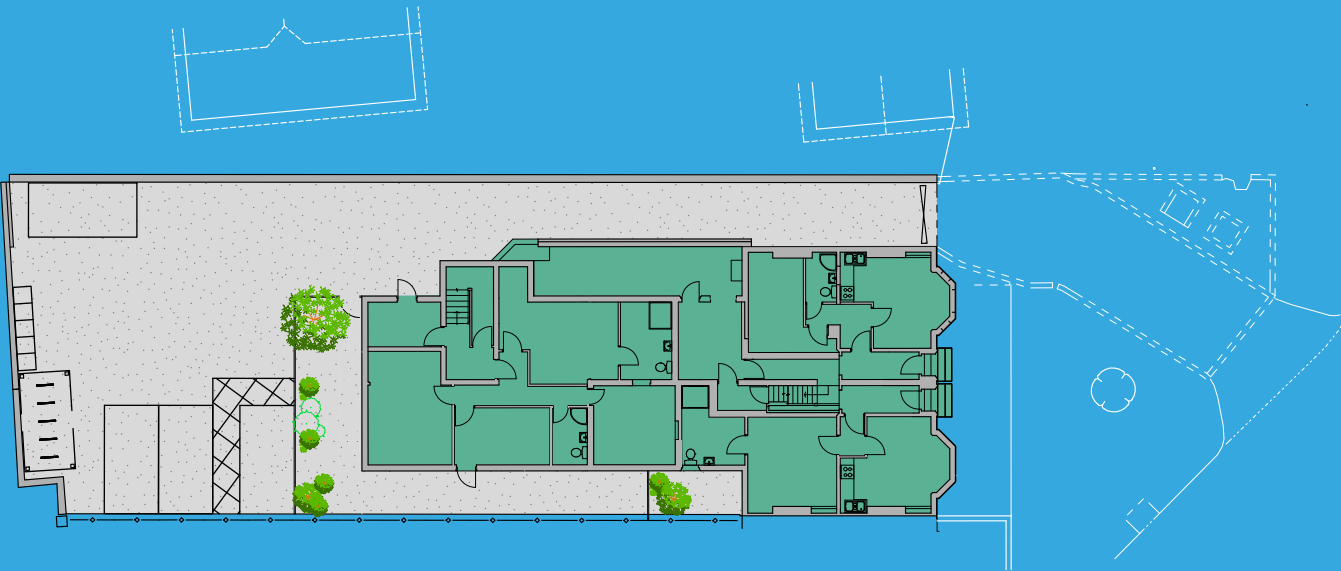
Description

The property is a great opportunity for investors and developers, with full planning permission

The property is a double fronted end terrace building of traditional brick and tiled construction providing offices over three storeys and storage in the basement. The property is a great opportunity for investors and developers, with full planning permission for conversion from offices into nine residential flats, initial works have already commenced on the top floor. The approved scheme includes a balanced mix of one and two bedroom units, ideal for the strong local rental market driven by professionals, students, and commuters.

Accommodaton

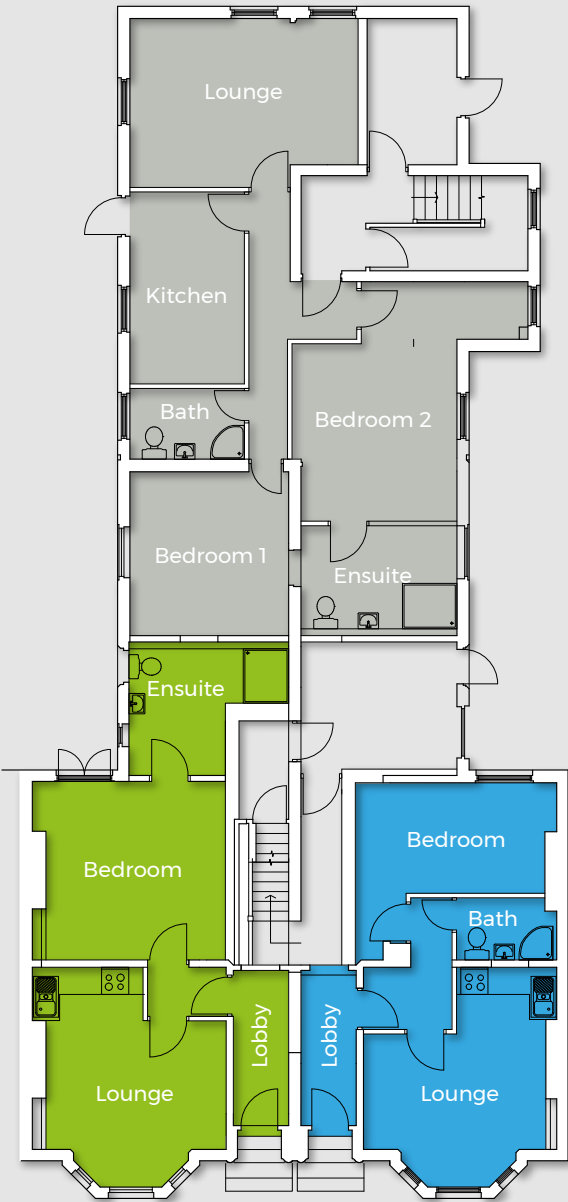
Description	Sq ft	Sq m
Basement	450	41.8
Ground Floor	2,092	194.35
First Floor	2,092	194.35
Second Floor	1,793	166.57
Total	6,427	597.07



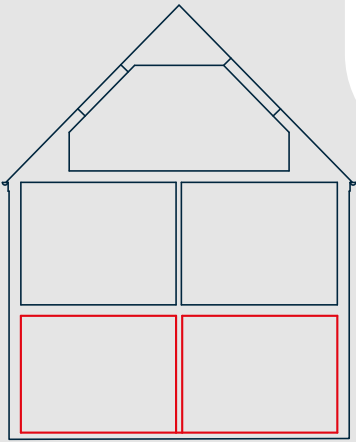
Ground Floor

Proposed arrangement

- 1 x 2 bedroom apartments
- 2 x 1 bedroom apartments



	sq m	sq ft
Area	194.35	2,092

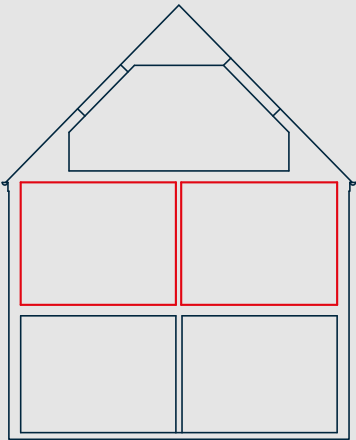


First Floor

Proposed arrangement
4 x 1 bedroom apartments

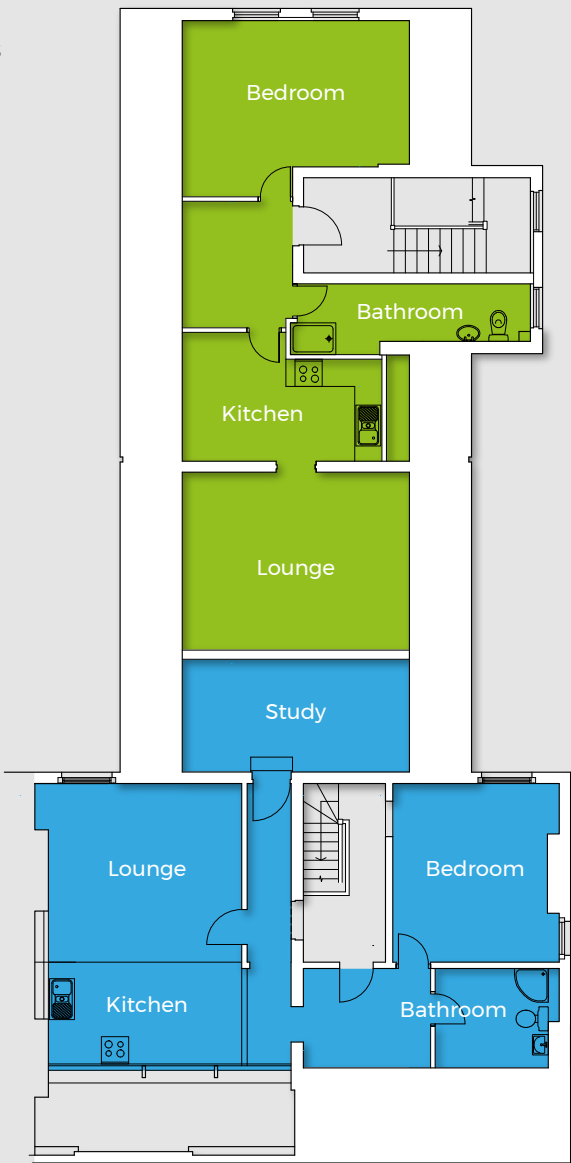


	sq m	sq ft
Area	194.35	2,092

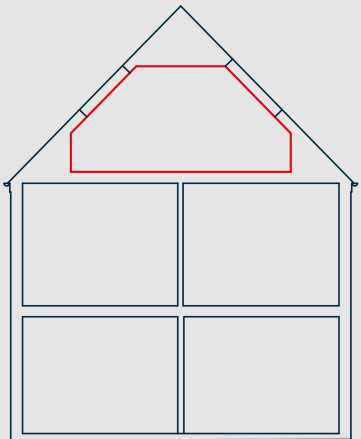


Second Floor

Proposed arrangement
2 x 1 bedroom apartments
(Works commenced)



	sq m	sq ft
Area	166.57	1,793



EPC

To be assessed.

Tenure

The main property is freehold under Title No: WM299478. The accessway to the rear is long leasehold with 84 years remaining at a peppercorn ground rent.

VAT

The property is not registered for VAT (Value Added Tax).

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Planning Consent

The property achieved planning consent from Coventry City Council, reference PL/2023/0002504/FUL dated 30th November 2023, granting consent for the conversion of existing offices/storage to nine flats, documentation to be arranged.

Anti Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations.

We will also require identification documentation, to be arranged.



VIEWING

By appointment through the sole agent.



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Side elevation