

# Well-located retail & residential investment

Ground floor: 1,063 Sq Ft (98.77 Sq M)



127-129 Radford Road, Coventry, CV6 3BQ

## Property Highlights

- Situated on busy main road
- Current rental income: £46,700 per annum
- Gross yield: 7.18%
- Ground floor leased to Beffred until 2027
- Surrounded by reputable local occupiers



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## Location

The property is located on Radford Road, the main high street running through the Radford area of Coventry, to the north of the city centre. The property is well connected to central Coventry and its surrounds, being just a 2 minute drive from the ring road and 5 minutes from the A444 which provides excellent access to the M6 motorway. The city centre is also approximately 15 minutes on foot.

Coventry itself offers easy access by train or by road to Birmingham and London, as well as local towns such as Warwick, Leamington Spa, Rugby and Nuneaton.

## Description

The property consists of a double fronted retail unit and 3 residential flats. The retail space is currently let to Betfred until January 2027, at a rent of £27,500 per annum and the flats are also fully let. The total annual rental income is currently £46,700.

The Radford area has seen an attractive 9% growth in residential values within the last 12 months, with the rest of Coventry also seeing overall growth (Source: Nimbus Maps).

## Tenancy Schedule

Description	Rent pa	Term end
Ground Floor (Betfred)	£27,500	29/01/27
Flat 1, 127	£5,100	27/05/23
Flat 1, 129	£7,500	21/06/23
Flat 2, 129	£6,600	14/10/22
<b>Total</b>	<b>£46,700</b>	

## Business Rates

This property has a rateable value of £13,000.

## EPC

More information on request.

## Viewing

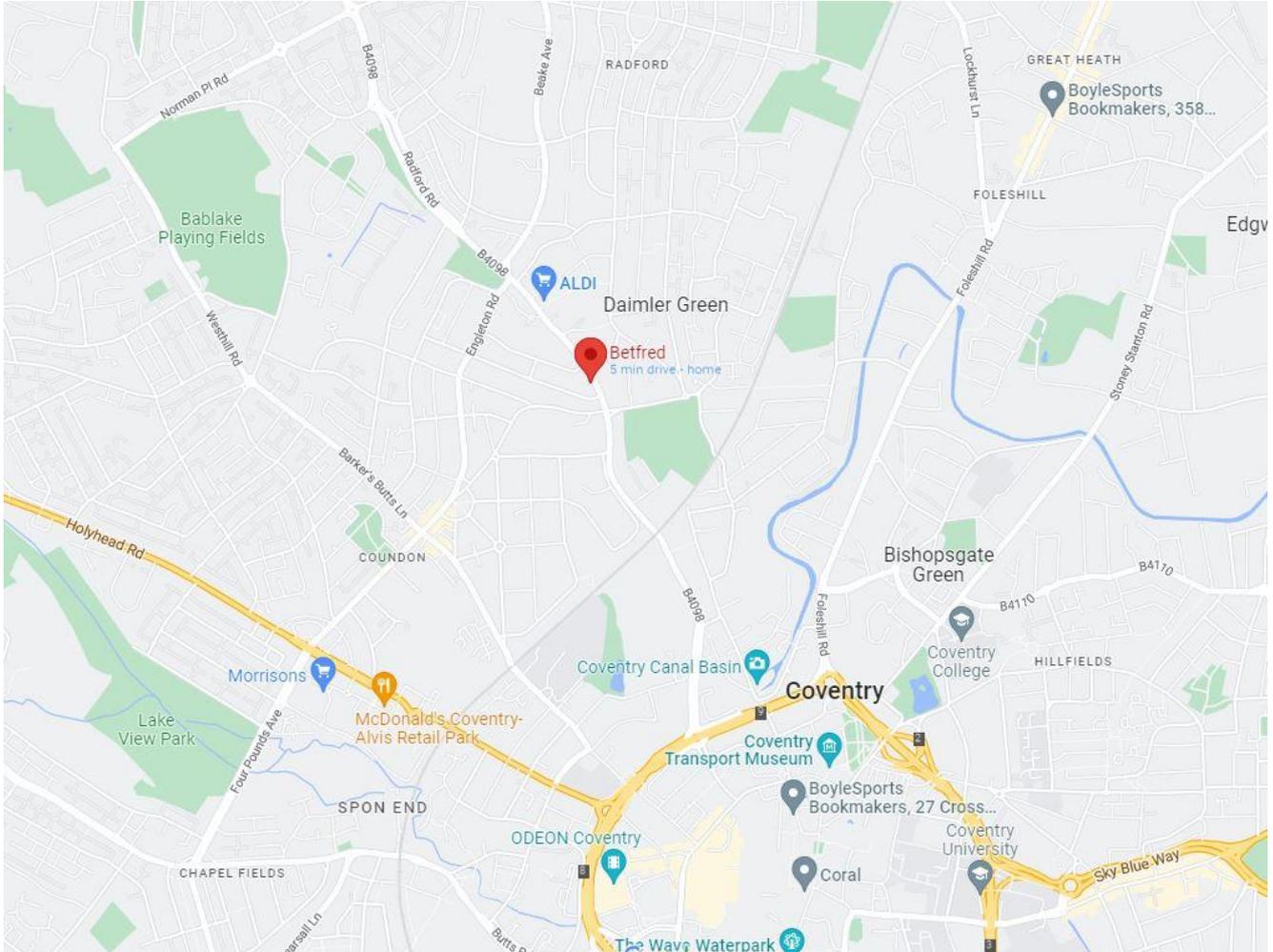
Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

Each party is to bear its own legal costs in this transaction.







Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. March 2023.