

Lot 39

Vacant Possession

Basement, The Co-Operative Building, 18 Corporation Street, Coventry, Warwickshire CV1 1GF

City Centre Change of Use/Development Opportunity



Ground floor entrance to basement

Key Details

- Central City Location
- Asset Management Opportunity
- Comprises approximately 1,460.05 sq m (15,716 sq ft) over ground and basement floors
- Potential for a variety of uses

Location

Miles: 18 miles south-east of Birmingham
 Roads: A45, A444, M6
 Rail: Coventry
 Air: Coventry, Birmingham International

Situation

Coventry is the second largest city in the Midlands & 11th largest city in the UK, it is also the UK 2021 City Of Culture, located approximately 18 miles east of Birmingham. Coventry is an expanding University City with more than 27,000 residential students. The property is situated in a central location close to Lower Precinct Shopping Centre with retailers including Home Bargains, Pandora, The Entertainer and British Heart Foundation.

Description

The property comprises a shell basement with ground floor access at the Co-Operative Development. There is potential to install a reception area at ground floor level. The basement has potential for a number of uses, subject to all necessary consents. The vendor has a scheme designed and consented to convert the space into a serviced office, of which plans are available on request.

Tenure

Long Leasehold. Held for a term of approximately 246 years from 6/08/2021 to and including 31/07/2267 at a peppercorn rent.

VAT

VAT is applicable to this lot.

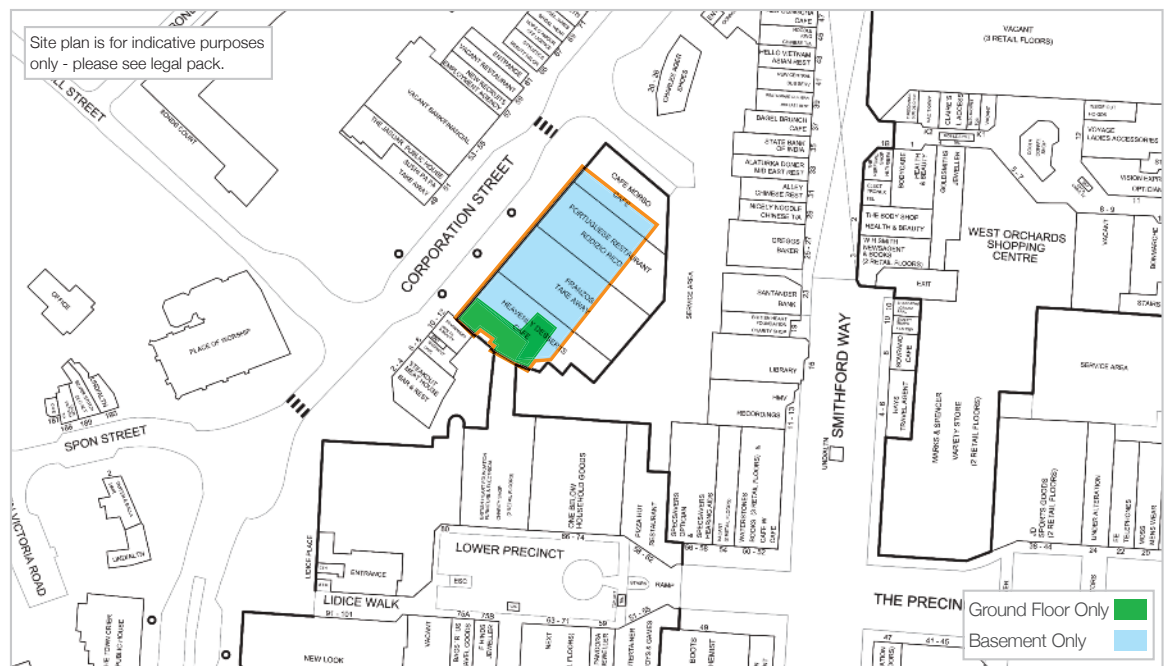
Six Week Completion

Energy Performance Certificate

Available from the legal pack at www.acutis.co.uk.

Tenancy and accommodation

Floor	Gross Internal Floor Areas (Approx)		Possession
Basement	1,371.98 sq m	(14,768 sq ft)	VACANT
Ground	88.07 sq m	(948 sq ft)	
Total	1,460.05 sq m	(15,716 sq ft)	



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Acutis
 George Goucher
 +44 (0)20 7034 4860
 +44 (0)7513 610 710
george.goucher@acutis.co.uk

Acutis
 Peter Mayo
 +44 (0)20 7034 4864
 +44 (0)7833 459 318
Peter.mayo@acutis.co.uk

Seller's Solicitors: Eversheds Sutherland LLP
 Daniel Jones
 +44 (0)121 232 1034
DanielJones@eversheds-sutherland.com