



FOR SALE

**29 Moor Street
Earlsdon
Coventry CV5 6EQ**

Residential Investment
with Workshop Space

HOLT.
COMMERCIAL

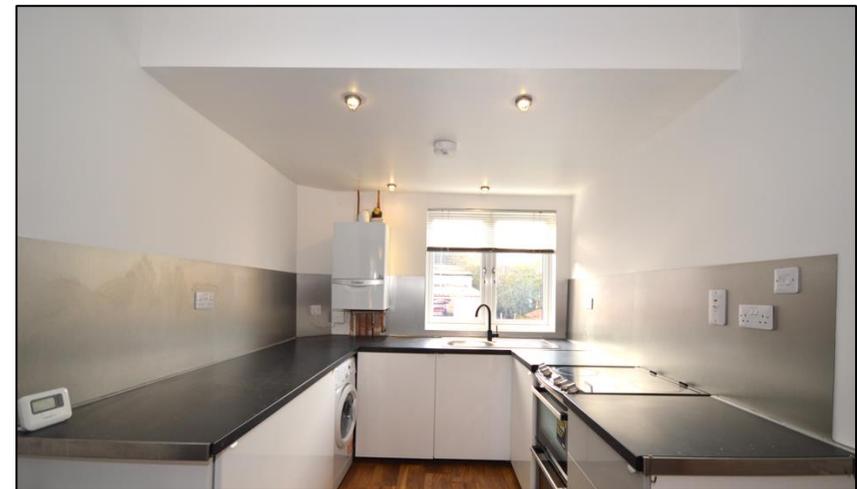
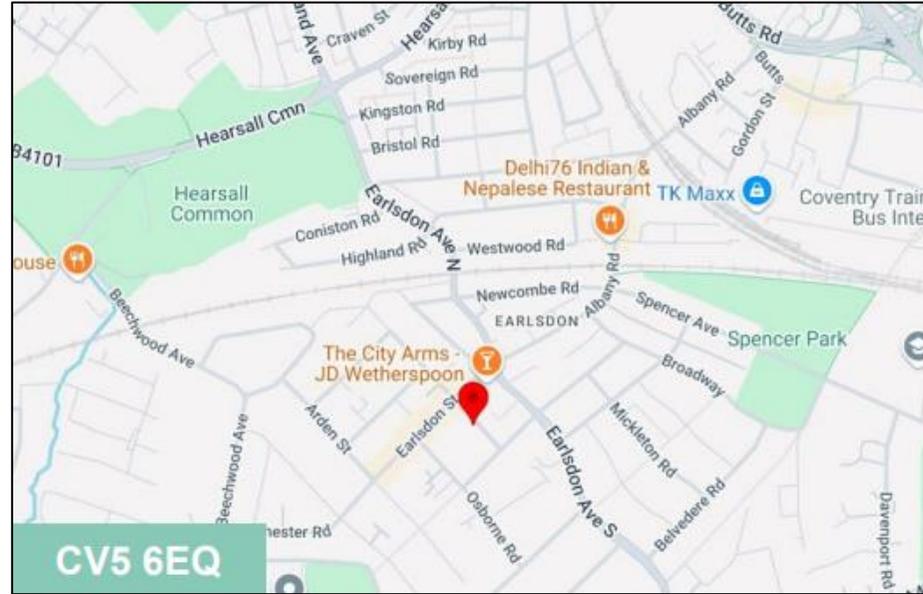
FEATURES

- Located in the heart of Earlsdon
- 3 Flats and 1 Studio
- Workshop premises to the rear of site
- Close to Coventry City Centre
- Excellent transport links



Location

The property is located on Moor Street in Earlsdon just off the main Earlsdon high street. Earlsdon is commonly known as one of the more affluent parts of Coventry. Coventry City Centre is well located to the property along with Coventry Mainline Railway Station.



Description

The property comprises three flats, one studio and workshop premises to the rear.

The flats and studio have been decorated to a high standard.

The workshop is accessed via the courtyard by way of a double, large, garage door. There is a high bay area to the front approx 4.5m high with lower areas to the left hand side of the property and to the rear. There is a further store/engine room to the rear and a small office located to the front of the property.

The property is generally lit with LED lighting and has heating to the office areas.

Floor	sq ft	sq m
Workshop	3,028	281.34



Tenure

The property is held Freehold.

Price

£795,000 exclusive of VAT

Rental Income

Flat 1: £1,100 pcm
Flat 2: £795 pcm
Flat 3: £895 pcm
Studio: £895 pcm
Workshop: £20,000 pa

EPCs

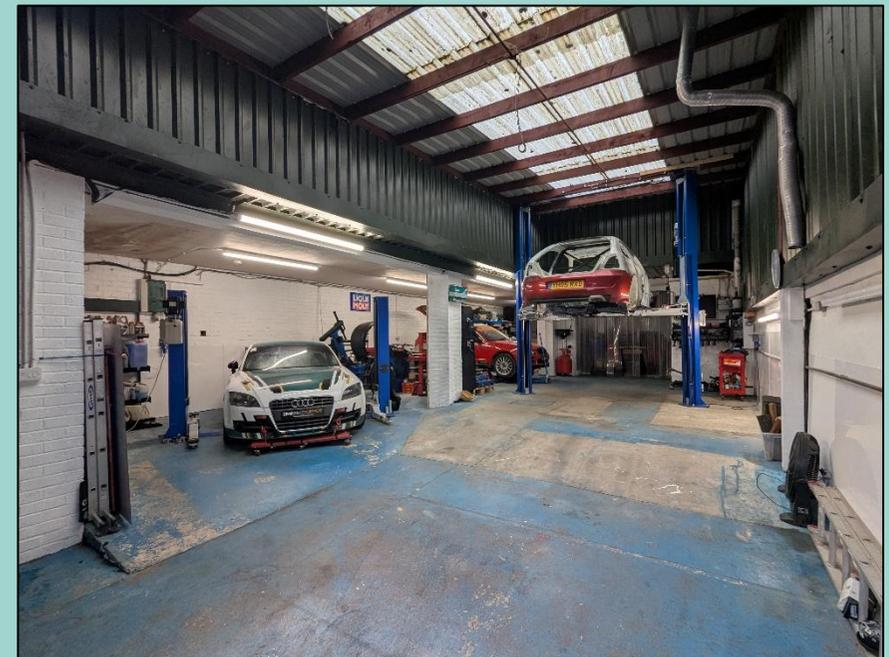
Flat 1: Available upon request
Flat 2: Available upon request
Flat 3: Available upon request
Studio: Available upon request
Workshop: Available upon request

Business Rates

From information taken from the Valuation Office Rating List 2023 the current Rateable Value is £13,500.

Legal Costs

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





Money Laundering Regulations

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser(s).

Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

NICK HOLT
024 7655 5180 / 07956 444636
nick@holtcommercial.co.uk

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