

**Lot 11, The Old County Hall, Bayley Lane, Coventry,
West Midlands CV1 5RN**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



City Centre Long Let Public House and Student Accommodation Investment

www.acuitus.co.uk

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Property Information

City Centre Long Let Public House and Student Accommodation Investment

- Ground Floor Public House Let to Intertain (Bars) Ltd t/a Blush & Barrel Until 2041 (No Breaks) with important Rent Review in May 2026
- Self Contained 17 Unit Student Accommodation Let to The Future Lets Ltd (Coventry University) Until 2038 (subject to option)
- Popular and Busy City Centre Location
- 200 Yards from Coventry University and Opposite Coventry Cathedral
- Nearby occupiers include Tesco Express, Sainsbury's Local, Marks & Spencer, Primark, Sports Direct, H&M, River Island, Costa Coffee, Pret A Manger and Starbucks, together with Coventry Cathedral and Coventry University.

Lot 11
Auction 11th June 2026

Rent £210,241 per Annum Exclusive

Status Available

Sector Public House

Auction Venue Live Streamed Auction

Location

Miles 19 miles east of Birmingham, 25 miles south-west of Leicester, 35 miles north-west of Northampton
Roads A4053, A45, A46, M6
Rail Coventry Railway Station
Air Birmingham Airport

Situation

Coventry is a popular West Midlands city with a population of approximately 360,000 and enjoys excellent communications, being 4 miles south of the M6, 12 miles north of the M40 and 12 miles east of Birmingham Airport (<https://www.coventry.gov.uk/facts-coventry/coventry-72>). Coventry is home to Coventry University, situated within 200 yards of the property and University of Warwick with over 57,000 students combined.

The property is prominently situated in the heart of Coventry city centre opposite Coventry Cathedral and approximately 800 yards from the West Orchards Shopping Centre, which provides over 40 retail units. The property is also in close proximity to Salt Lane Multi-Storey Car Park, which provides approximately 500 parking spaces. Neighbouring occupiers include Tesco Express, Sainsbury's Local, Marks & Spencer, Primark, Sports Direct, H&M, River Island, Costa Coffee, Pret A Manger and Starbucks, together with Coventry Cathedral and Coventry University.

Tenure

Long Leasehold. Held from the Council of the City of Coventry for a term of 125 years from 12/02/2009 at a peppercorn rent.

EPC

Band B.

Description

The property comprises an attractive Grade II listed ground floor public house and beer garden with 17 self contained residential student accommodation units on the first and second floors.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Mezzanine	Public House	511.00	(5,500)	INTERTAIN (BARS) LTD (CRN 07035173) t/a Blush & Barrel	25 years from 18/05/2016	£90,000	18/05/2026 and 5 yearly (17/05/2041)
Outdoor Terrace	Beer Garden			INTERTAIN (BARS) LTD (CRN 07035173) t/a Blush & Barrel	25 years from 18/05/2016 until 2041	£8,718	18/05/2022 Annual RPI linked rent increases (17/05/2041)
First Second	8 Student Flats 9 Student Flats			THE FUTURELETS LTD (CRN 09136328) (1)	21 years from 27/07/2017 until 2038 (2)	£111,523	Annual Rental Increases of 1.5% (27/07/2038)
Total Approximate Commercial Floor Area		511.00	(5,500)			£210,241	

(1) THE FUTURELETS LTD (CRN 09136328) provide good quality private accommodation exclusively to students of Coventry University. (www.futurelets.co.uk) The Future Lets Ltd is wholly owned by Coventry University.

(2) The lease provides the tenant the option to determine the lease on 27/07/2027.

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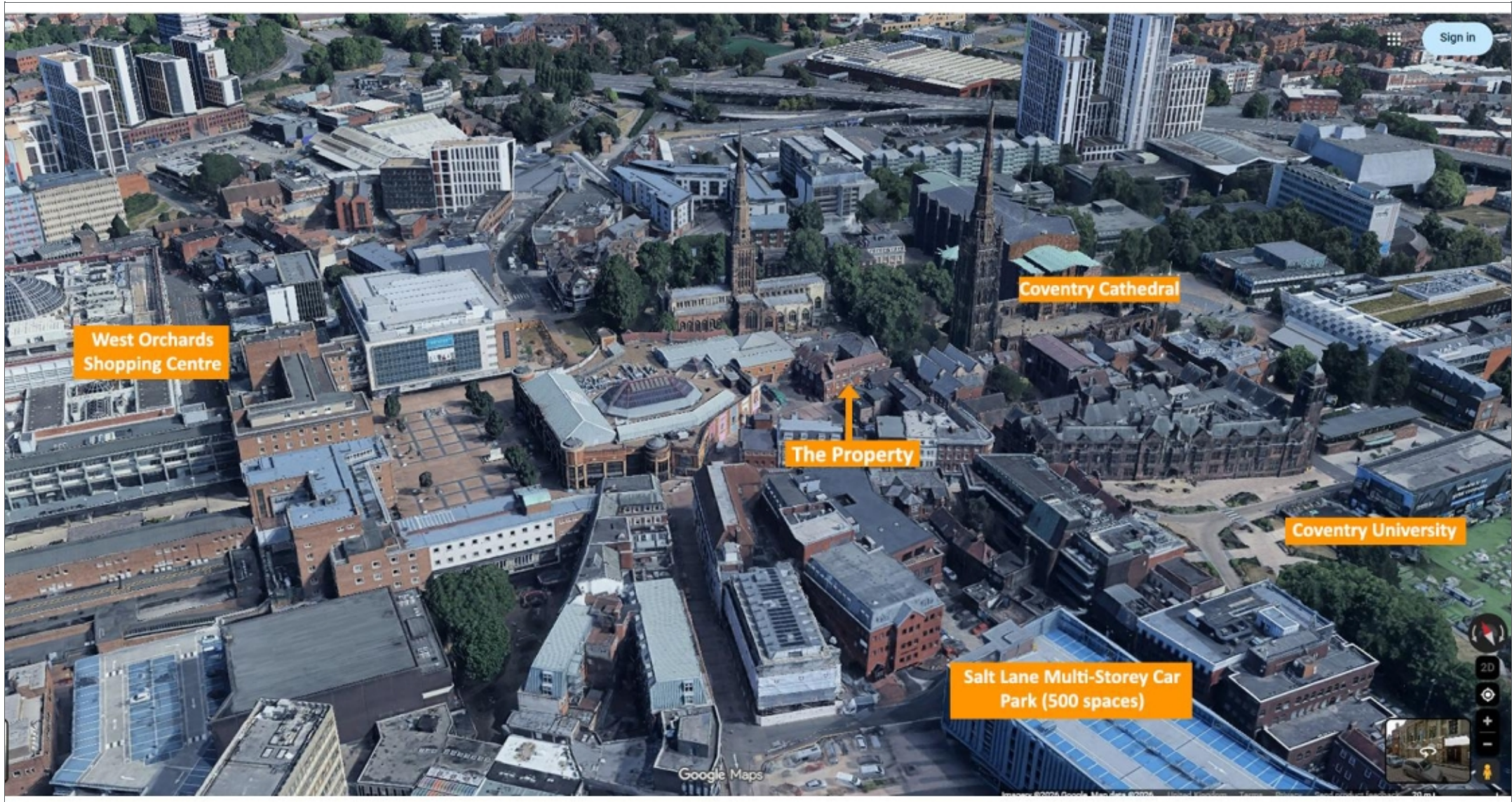
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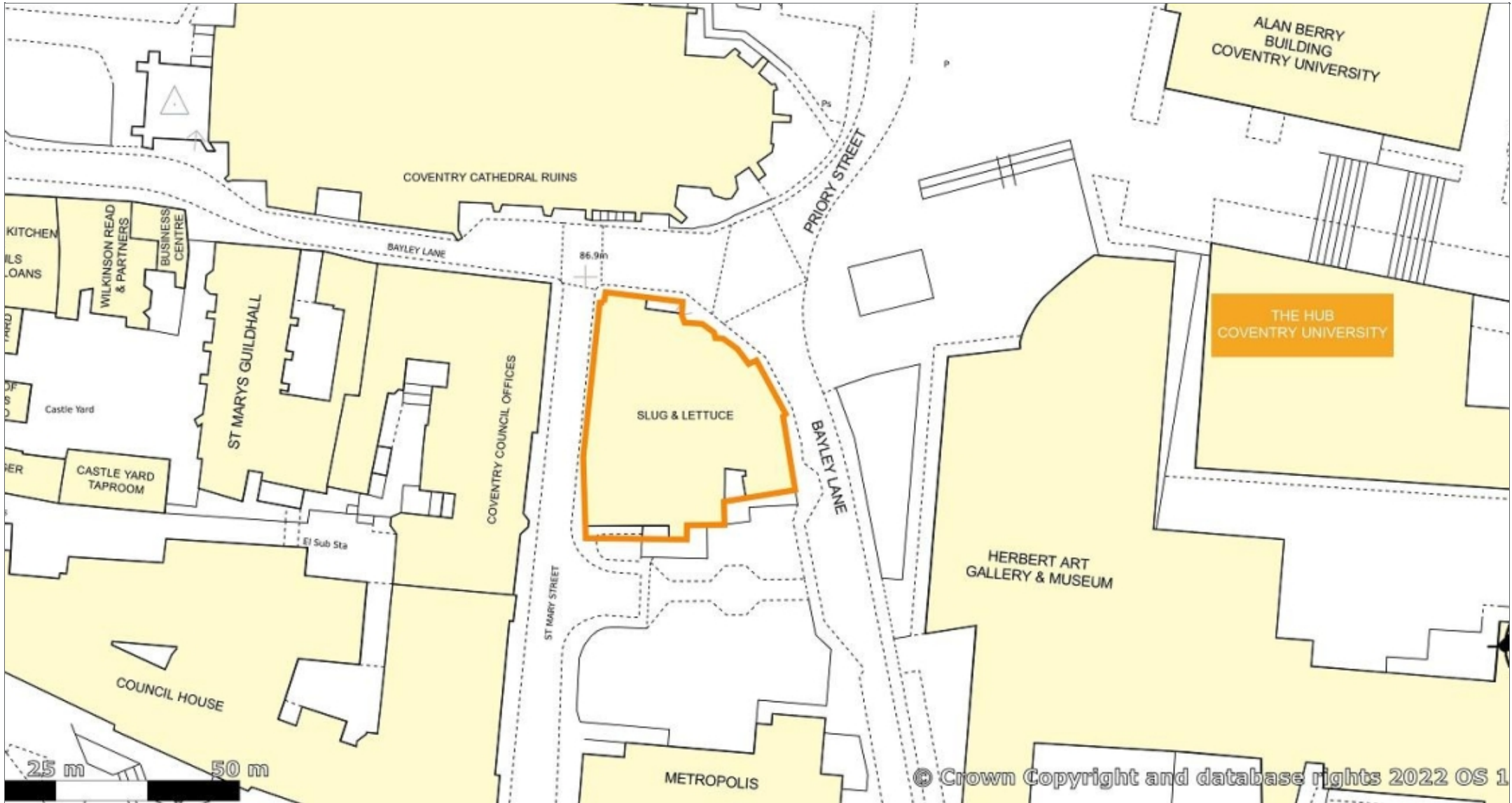
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Contacts

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