

# Lot 16, Broad Lane House, 1 to 3 Broad Lane, Coventry, West Midlands CV5 7AA

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Student Accommodation Investment

- Modern Student Accommodation
- Comprises 47 units
- Benefits from predominantly full-year (51-week) student tenancy agreements, underpinning stable rental income
- Conveniently positioned between Coventry University and the University of Warwick, with 57,000 students
- Nearby occupiers include Sainsbury's, Starbucks, McDonald's, Co-Operative Food, Costco and a range of independent local businesses.

**Lot** 16  
**Auction** 11th June 2026

**Rent**  
£264,894 per Annum  
(1)

**Sector**  
Student Accommodation

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 3 miles south west of Coventry City Centre, 20 miles south-east of Birmingham, 95 miles north-west of London

**Roads** A45, A429, A4114

**Rail** Canley Station, Tile Hill Station

**Air** Birmingham Airport

### Situation

Coventry is a major regional West Midlands university city and has a population of approximately 360,000. The city benefits from a combined student population of approximately 57,000 from University of Coventry and University of Warwick which are close by.

The property is prominently situated on Broad Lane in a predominantly residential and student-focused suburb, being within proximity to University Campuses and other Student Accommodation such as Albany Student Village and AXO Sherbourne Student Village. The property also benefits from excellent transport connectivity with nearby access to the A45 and A429 and being less than 3 miles from Coventry City Centre, whilst Canley Railway Station lies within walking distance from the property. Nearby occupiers include Sainsbury's, Starbucks, McDonald's, Co-Operative Food, Costco and a range of independent local businesses.

### Tenure

Freehold.

### EPC

Band B.

### Description

The property comprises a modern and attractive three storey student accommodation building providing a total of 47 units, comprising 14 Double En-Suite Rooms, 5 Single En-Suite Rooms, 21 Double Shared Rooms, 5 Single Shared Rooms and 2 Extra-Large Double Shared Rooms.

The property benefits from 2 communal areas, a kitchen and a laundry room on the ground floor. There are also 2 shared kitchens and a shared bathroom on both the first and second floors with a courtyard on each level.

### VAT

VAT is not applicable to this lot.

### Note

The Lettings are managed by MYAH (<https://www.broadlane-my-ah.co.uk/about>)

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## Tenancy & Accommodation

Floor	Use	Tenant	Term	Rent per annum
Ground/First/Second	Student Accommodation - 47 units	Individuals	Each unit is let on a Periodic Tenancy (2)(3)	£264,894(1)
<b>Total</b>				<b>£264,894</b>

(1) The headline rent stated is the Gross Annual Income for the current academic year (2025/2026) based on the bookings information provided by the Vendor is £264,894. The projected Gross Annual Income for the 2026/2027 academic year is anticipated to be approximately £271,416 per annum based on the accommodation schedule provided by the Vendor which is in the legal pack.

(2) The Renters' Rights Act 2025 provides for all Assured Shorthold Tenancies to be automatically become Periodic Tenancies for 1st May 2026 which will provide for the tenant to offer the landlord a rolling 2 months notice to determine the tenancy. The prescribed Information Sheet that Landlords are required to serve upon their tenant is available at [https://assets.publishing.service.gov.uk/media/69bc04b8f7b1c24d8e23ce60/The\\_Renters\\_\\_Rights\\_Act\\_Information\\_Sheet\\_2026.pdf](https://assets.publishing.service.gov.uk/media/69bc04b8f7b1c24d8e23ce60/The_Renters__Rights_Act_Information_Sheet_2026.pdf).

(3) The property lettings are managed by MYAH. See <https://www.broadlane-my-ah.co.uk/>.

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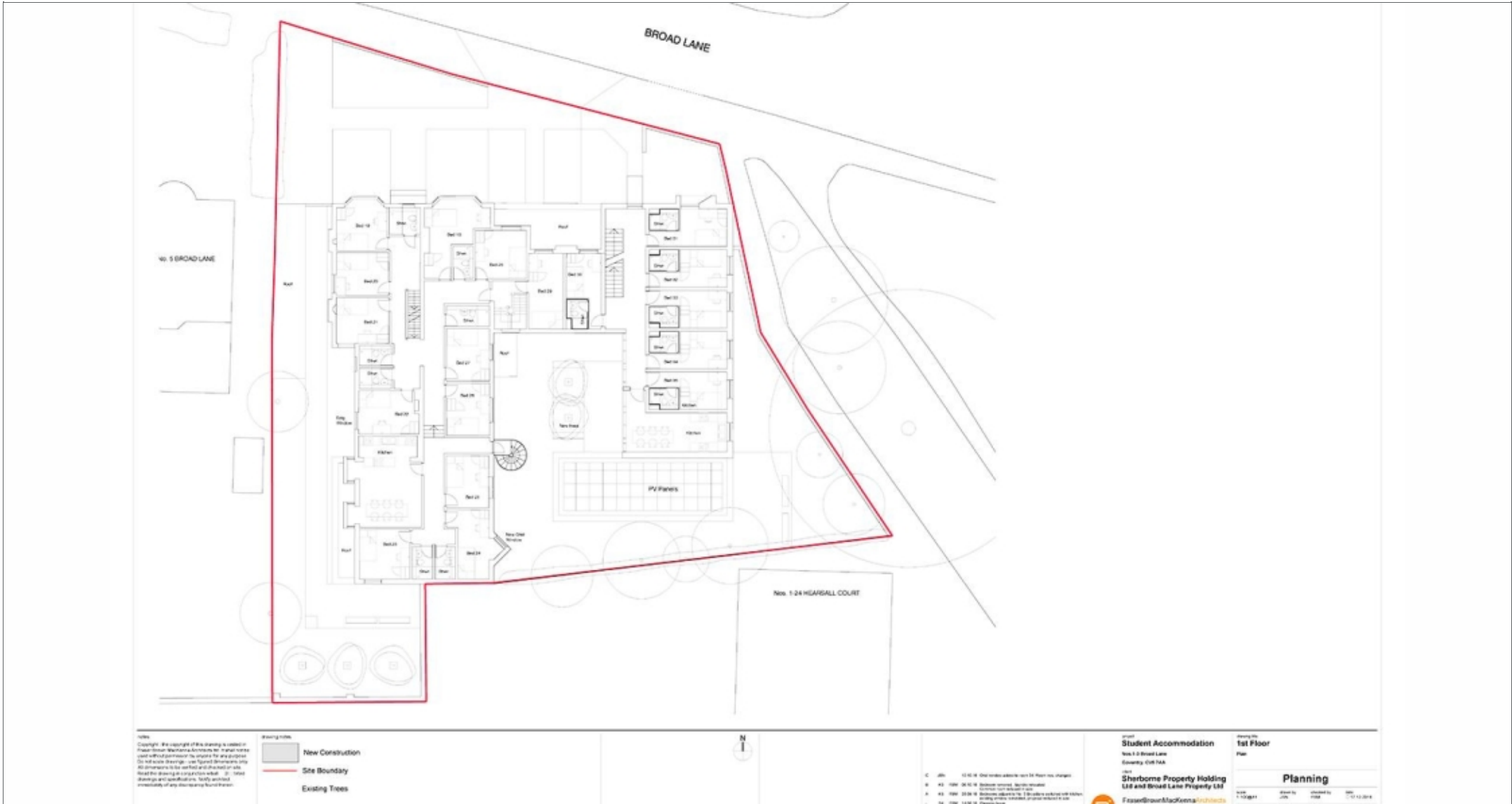
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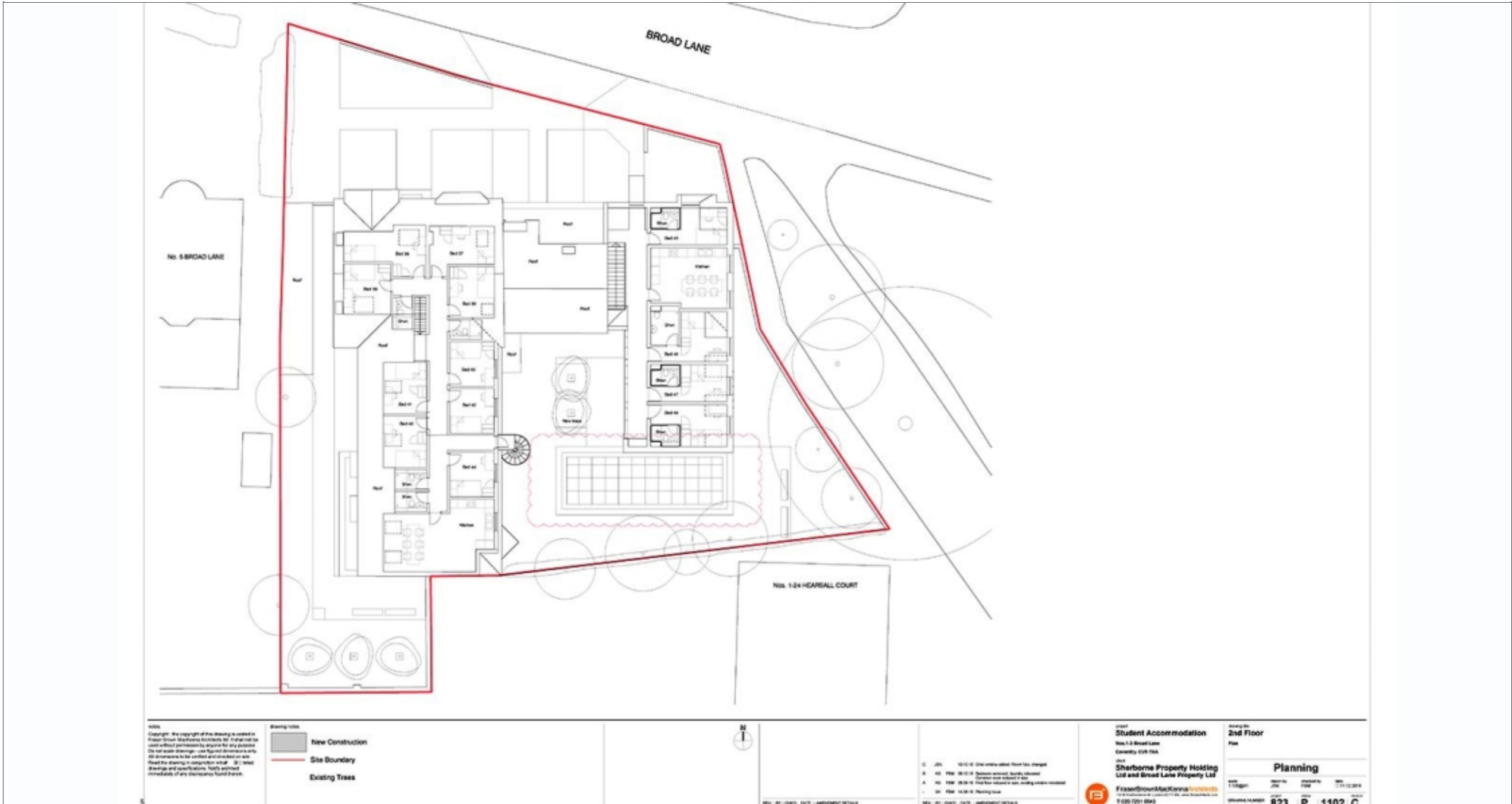
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## Contacts

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