## lot 23

## Sun Alliance & Kirby House, Little Park Street Coventry, West Midlands CV1 2JZ

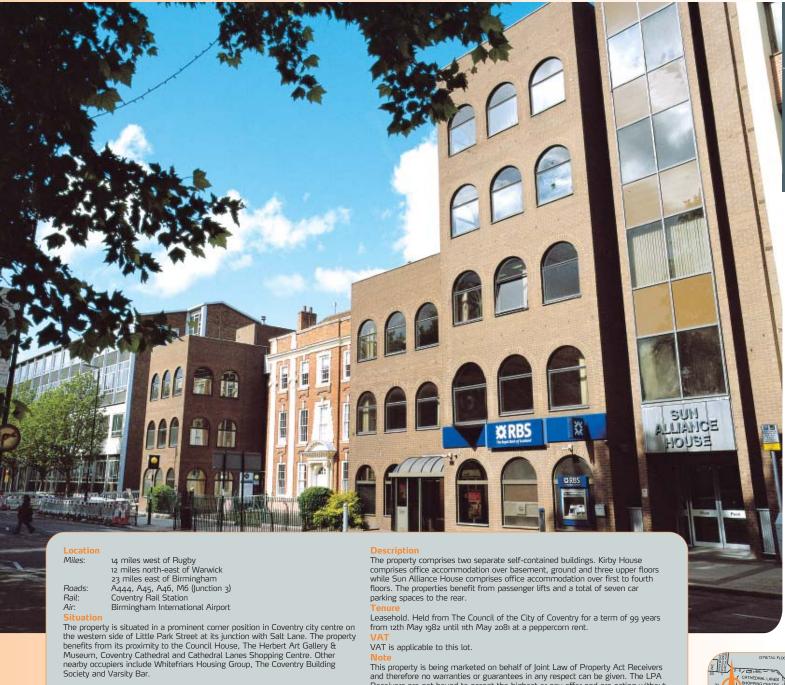
E190,098 per annum exclusive Substantial Office Investment in City Centre Location

- Tenants include Royal Bank of Scotland, Coventry Citizens' Advice Bureau and MIB International
- Prominent city centre location some 100 metres from Council House
- Nearby occupiers include Whitefriars Housing Group, The Coventry Building Society and Varsity Bar
- On-site car parking
- Six Week Completion Period Available





Rent **£190,098** per annum exclusive



Leasehold. Held from The Council of the City of Coventry for a term of 99 years from 12th May 1982 until 11th May 2081 at a peppercorn rent.

VAT is applicable to this lot.

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without

Tenancy	and accom	modation	า					
Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Kirby House	Basement	Office	7.09 sq m	(76 sq ft)	- COVENTRY CITIZENS' ADVICE BUREAU (1)	5 years from and including 23/01/2009	£58,000 (2)	
	Ground	Office	173.99 sq m	(1,873 sq ft)				
	First	Office	169.12 sq m	(1,820 sq ft)				(22/01/2014)
	Second	Office	186.13 sq m	(2,004 sq ft)				
	Third	Office	43.22 sq m	(465 sq ft)				
			579.55 sq m	(6,238 sq ft)			£58,000	
Sun Alliance House	Ground	Office	408.73 sq m	(4,400 sq ft)	ROYAL BANK OF SCOTLAND (3)	35 years from 25/03/1982	£47,500	25/03/2012 (24/03/2017)
	Part First	Office	199.06 sq m	(2,143 sq ft)	ROYAL BANK OF SCOTLAND (3)	25 years from 25/03/1992	£22,500	25/03/2012 (24/03/2017)
	Part First	Office	215.47 sq m	(2,319 sq ft)	VACANT POSSESSION (4)			
	Second	Office	415.42 sq m	(4,472 sq ft)	MIB INTERNATIONAL LTD (5)	10 years from and including 24/01/2007 (6)	£48,300	24/01/2012 (23/01/2017)
	Third	Office	245.09 sq m	(2,638 sq ft)	VACANT POSSESSION			
	Fourth	Office	245.09 sq m	(2,638 sq ft)	VACANT POSSESSION			
	Roof	Mast			T-MOBILE (7)	20 years from and including o6/05/2004 (8)	£13,798	06/05/2014 (05/05/2024)
			1,728.86 sq m	(18,610 sq ft)			£132,098	
	Totals			(24,848 sq ft)			£190,098	

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