

**Lot 34, (see legal pack), Coventry,
West Midlands CV5**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Freehold Long Let Supported Living Investment with RPI Rent Reviews

www.acutus.co.uk

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Property Information

Freehold Long Let Supported Living Investment with RPI Rent Reviews

- Let to a Supported Living Provider
- New 25 year lease from August 2021, expiring in August 2046 (subject to options)
- RPI linked with minimum uplifts every 3rd year
- Alternative Use Potential (subject to lease & consents)
- Includes garden to the rear
- VAT-free Investment

Lot
34

Auction
31/Mar/2022

Rent
£57,600 per Annum Exclusive

Status
Available

Sector
Medical/Healthcare

Auction Venue
Live Streamed Auction

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 located 1.5 miles west of the city centre in a predominately residential suburb.

Tenure

Freehold.

Description

The property comprises a two storey care centre. On ground floor 4 rooms, kitchen, bathroom & en-suite shower room with the first floor comprising 4 rooms & bathroom. The property includes a garden to the rear and off street parking to the front.

VAT

VAT is not applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Coventry City Council (www.coventry.gov.uk).

Viewings

There will be no viewings of the property. Interested Parties are requested not to visit the property.

EPC

See Legal Pack

DISCLAIMER

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Tenancy & Accommodation

Use	Floor	Tenant	Term	Rent p.a.x.	Rent Review
Children's Care Home	Ground - 4 rooms, kitchen, bathroom & shower First - 4 bedrooms & bathroom	See Legal Pack	25 years from 6/08/2021 expiring 5/08/2046 (1)	£57,600	3 yearly RPI linked rent reviews, collard at 1% and capped at 4%.
Total				£57,600	

(1) The lease is subject to tenant options to determine on 5/08/2036 & 05/08/2041

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September 2020