

127-129 Radford Road

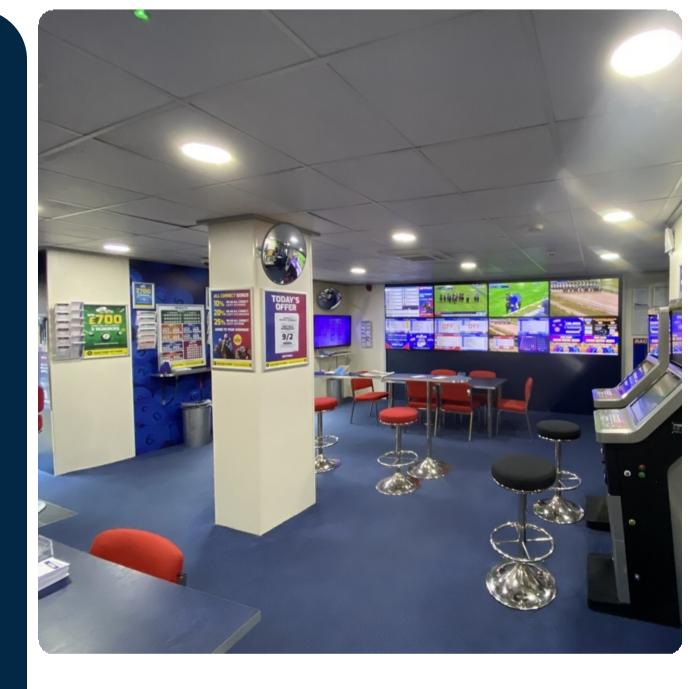
Coventry, CV6 3BQ



- 1,063 Sq Ft
- £ £650,000 for the Freehold

# **Key Features**

- Situated on busy main road
- Current rental income: £48,620 per annum
- Ground floor leased to Betfred until 2027
- Surrounded by reputable local occupiers
- Close Proximity to Coventry City Centre
- NIY 7.05% assuming costs of 6%.



127-129 Radford Road, Coventry, West Midlands, CV6 3BQ











### Location

The property is located on Radford Road, the main high street running through the Radford area of Coventry, to the north of the city centre. The property is well connected to central Coventry and its surrounds, being just a 2 minute drive from the ring road and 5 minutes from the A444 which provides excellent access to the M6 motorway. The city centre is also approximately 15 minutes on foot.

Coventry itself offers easy access by train or by road to Birmingham and London, as well as local towns such as Warwick, Leamington Spa, Rugby and Nuneaton.

### **Description**

The property consists of a double fronted retail unit and 3 residential flats. The retail space is currently let to Betfred until January 2027, at a rent of £27,500 per annum and the flats are also fully let. The total annual rental income is currently £46,700.

The Radford area has seen an attractive 6% growth in residential values within the last 12 months, with the rest of Coventry also seeing overall growth (Source: Nimbus Maps).

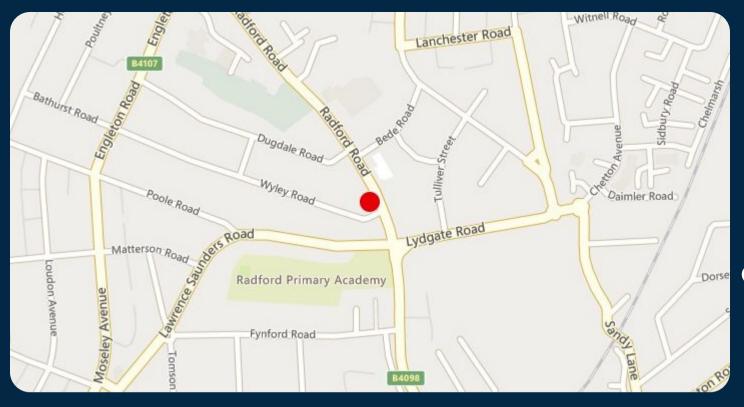
#### Accommodation

Area	Sq Ft	Sq M
Ground Floor (Betfred)	1,063	98.75
Flat 1, 127		0
Flat 1, 129		0
Flat 2, 129		0
Total	1,063	98.75

#### **Tenure**

Ground Floor (Betfred) - £27,500 - Exp 29/01/27 Flat 1, 127 £6,480 - Periodic tenancy Flat 1, 129 £7,500 - Exp 30/06/25 Flat 2, 129 £7,140 - Exp 30/06/25 Total £48,620

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### **Service Charge**

Further information available upon request.

### **Legal Costs**

Each party is to bear their own legal and surveyors costs incurred in this transaction.

## Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### **Tom Bromwich**

Contact us with any queries about the property or to book a viewing

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#### Mark Booth

Contact us with any queries about the property or to book a viewing

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