Fully Let, High Quality Residential Conversion

4,445 Sq Ft (412.94 Sq M)

Property Highlights
- Gross Rent of £116,931 for this educational year and fully let
- Providing 16 self contained studios and communal areas
- Highly secure facility with electronic key pad access to every room
- High quality residential conversion
- Let by Futurelets, Coventry University lettings agency

Sovereign House, 16a Queens Road, Coventry, West Midlands
CV1 3EG

For Sale

£1,500,000 for the Freehold

Mr James Brookes
024 7630 8900
07854 367 326
james.brookes@bromwichhardy.com

www.bromwichhardy.com
Location
Sovereign House is situated centrally on Queens Road, just outside of the Coventry City Central ring road. The ring road gives vehicular access to all areas of the City of Coventry and the national road network thereafter. Coventry City train station is within short walking distance, providing direct main line access to London and Birmingham, both in under an hour. Queens Road is in close proximity to the central retail shopping precincts and is also in short walking distance to Coventry University, with the road being occupied by a number of student accommodation properties.

Description
Sovereign House is a three storey building with basement, originally constructed in the 1920s of traditional masonry, under a pitched tiled roof. The building has been recently converted into 16 self contained studios, with en-suite and kitchen facilities. The building has laundry facilities in the basement and an external area to the rear including storage for bins and bikes. The front and rear access, along with all individual rooms have keypad entry security systems. The building has been converted to an extremely high standard.

Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio 2</td>
<td>17.38</td>
<td>187.08</td>
</tr>
<tr>
<td>Studio 3</td>
<td>17.16</td>
<td>184.71</td>
</tr>
<tr>
<td>Studio 4</td>
<td>23.11</td>
<td>248.76</td>
</tr>
<tr>
<td>Studio 5</td>
<td>23.81</td>
<td>256.29</td>
</tr>
<tr>
<td>Total</td>
<td>4,445</td>
<td>412.94</td>
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</tbody>
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Tenure
For the freehold of the building. All rooms are let on ASTs for the current educational year by Futurelets, Coventry University letting company.

Services
All mains services are connected.

EPC
Rating of C - 73

Viewing
Strictly by appointment with the agent Bromwich Hardy.

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