High Specification Student Accommodation Investment Near Coventry University, Fully Let This Year

8,138 Sq Ft (756.02 Sq M)

Property Highlights
• Fully let for this educational year, Gross Rent of £170,520
• Fully renovated student accommodation close to Coventry University
• Full en-suite/ studio accommodation throughout
• High specification of fit out including digital key pad security for every room

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Location
Located in the Gosofrd Park area of Coventry City, the accommodation is 650m as the crow flies from Coventry University, which equates to about 15 minutes walk. The building is close to the A444 which gives vehicular access to the rest of Coventry city and the national road network thereafter. Coventry City central train station is approximately 25 minutes walk.

Description
The property is a three storey brick construction under a pitched tiled roof, built in the early part of the previous century. Formerly a public house/ hotel, the building was purchased and converted into Student Accommodation in 2018. The accommodation includes 26 en-suite/ studio bedrooms, all of which contain double bed provision, shower, toilet and kitchen facilities. Highly secure facility with digital keypad locking systems for the main front door and all individual rooms.

Accommodation

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<tr>
<th>Description</th>
<th>Sq Ft</th>
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<td>Total</td>
<td>8,138</td>
<td>756.02</td>
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Tenure
For the unrestricted freehold of the building. Fully leased on ASTs by Futurelets, Coventry University lettings company.

Services
All mains services are connected.

EPC
The building has a rating of C - 72.

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.