

55

STOKE ROW
COVENTRY
CV2 4JP

MULTI-LET INDUSTRIAL INVESTMENT

39,888 sq ft (3,705.72 sq m)

BROMWICH
ARDY

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INVESTMENT SUMMARY

Multi-let industrial investment situated in an established mixed-use location in Coventry

» Possible future redevelopment potential, subject to consent

» Large potential for rental growth, low average rental value of only £3.23 per sq ft

» The property extends to a Gross Internal Area of 39,888 sq ft

» total gross rental income of £139,640, including ERV for vacant Unit 5B

» Significant opportunities for asset improvement, including rent increases and implementation of a service charge

» Low capital value of only £40.11 per sq ft

» After allowing for landlord's non-recoverable costs, a sale at £1,600,000 would represent a net initial yield of 7.10%

LOCATION

THE PROPERTY IS LOCATED AT 55 STOKE ROAD BARRAS HEATH, COVENTRY CV2 4JP

The property sits approximately 0.6 miles north east of Coventry City Centre within an established mixed-use area. The surrounding area comprises of a range of industrial units and residential properties.

The property benefits from strong road communications via the A4600, providing access to Junction 2 of the M6/M69 motorway network, Coventry Train Station is approximately 2 miles away, whilst Birmingham Airport and National Exhibition Centre are approximately 12 miles away.



Destination	Distance
M6/M69 (J2)	3.0 miles
M42 (J6)	12 miles
M6/M1 (J19)	14.0 miles
M1 (J17)	19.2 miles
M40 (J15)	14.2 miles

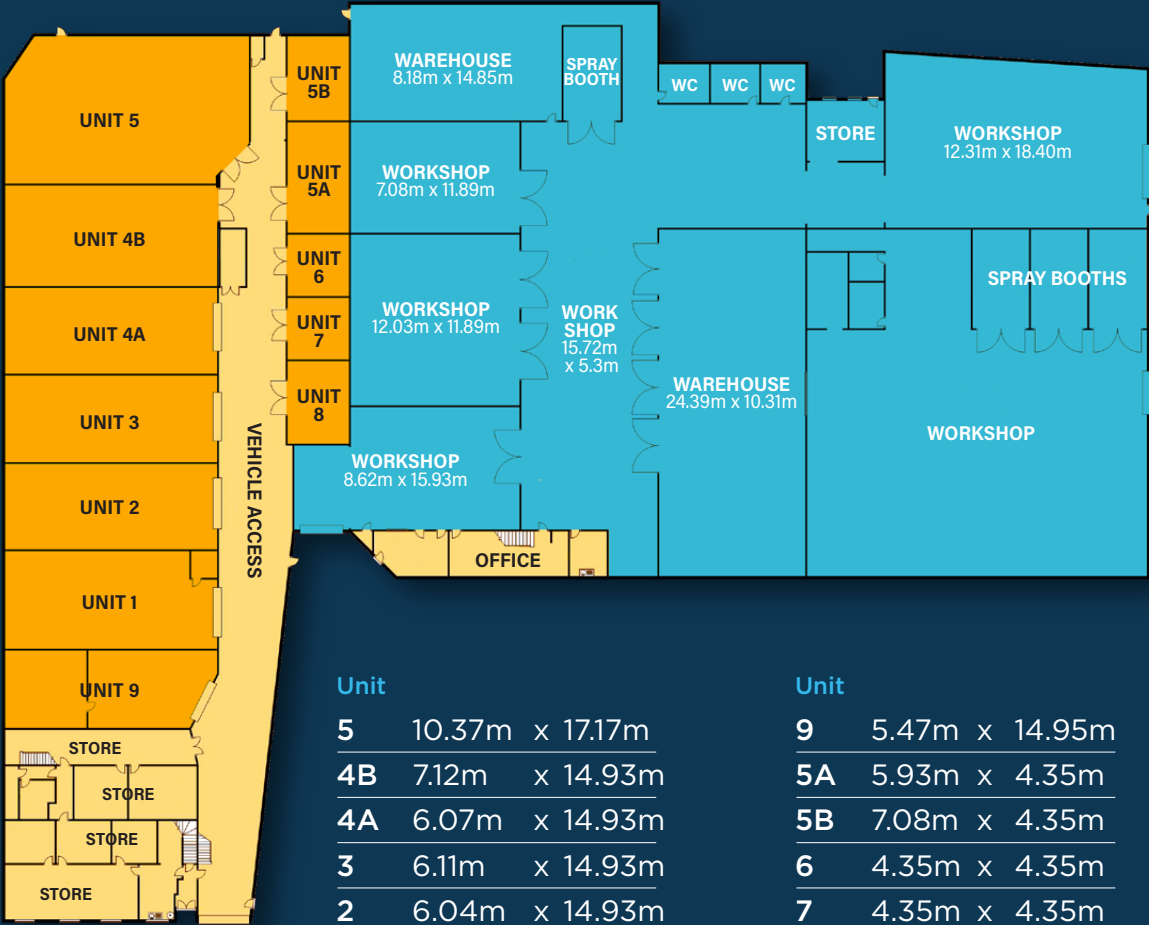
COMPRISING OF A SUBSTANTIAL MULTI-LET INDUSTRIAL COMPLEX

The property extends to 39,888 sq ft Gross Internal Area. The accommodation includes a range of workshops, warehouse, storage units and offices. The units all vary in size providing flexibility for occupiers.

The property is currently nearly fully let with only Unit 5B currently vacant with an estimated rental value of £4,800 per annum. Taking into account Unit 5B potential rent, this would bring the total gross rental value to £139,640 per annum. The landlord currently has non-recoverable budget operating costs, including buildings insurance, light and heat of common parts, cleaning, repairs and maintenance, and professional fees of £19,532, leaving a net income of £120,108. The property offers significant rental growth through re-lettings and renewal negotiations, and active management, including operation of a service charge



Three titles
WM351810
WM270088
WM942792



Unit	
5	10.37m x 17.17m
4B	7.12m x 14.93m
4A	6.07m x 14.93m
3	6.11m x 14.93m
2	6.04m x 14.93m
1	6.88m x 16.88m

Unit	
9	5.47m x 14.95m
5A	5.93m x 4.35m
5B	7.08m x 4.35m
6	4.35m x 4.35m
7	4.35m x 4.35m
8	5.83m x 4.35m



17 Units
+Storage



Potential for
Redevelopment

TENANCY SCHEDULE

STOKE ROW LLP

Unit	Tenant	Tenancy Start Date	Tenancy Expiry Date	Monthly Rent (£)	Annual Rent (£)	Comments
1	Vobi Services Ltd	01/01/2022	31/12/2026	400	4,800	Holding over
2	Radoslaw Pastusiak	01/09/2020	31/08/2025	550	6,600	Holding over
3	Bhagwan Garg T/A National Treasure	01/02/2015	28/02/2016	450	5,400	Holding over
6	Dealsavvy Global Ltd	19/03/2026	18/03/2027	180	2,160	
4B	Balbir Singh	01/05/2024	30/04/2029	500	6,000	
5	Ginny Josan	01/05/2021	30/04/2026	500	6,000	Holding over
5A	Serwis Cov (Pawel Gorrcewicz)	01/12/2021	30/11/2026	370	4,440	Holding over
5B	Vacant			400	4,800	Estimated Rent
4	Dealsavvy Global Ltd	01/04/2025	31/03/2026	620	7,440	Holding over Provision for rent reviews at 31/03/2026 and 31/03/2029
7	Chris Tabor t/a Passion for Chocolate2	16/05/2014	15/05/2016	200	2,400	
8	Inderjit Singh	01/07/2024	30/06/2025	300	3,600	Holding over
9	Leo Spiru	01/09/2025	31/08/2026	600	7,200	Holding over
A	Paul Walters	01/10/2023	30/09/2028	3,500	42,000	
B	Delma Ali	01/09/2025	31/08/2035	1,175	14,100	Rent reviews at 01/09/2029, 01/09/2031 and 01/09/2033.
C	Paul Walters (2)			With Unit A		
GF office	Coldseal HI Ltd	15/07/2021	14/07/2026	500	6,000	Holding over
FF office	Coldseal HI Ltd	15/07/2021	14/07/2026	500	6,000	Holding over
Total					128,940	

FURTHER INFORMATION



TERMS

The multi-let industrial investment is available for offers in excess of £1,600,000.

A sale at this level would represent a net initial yield (after deduction for current landlord's non-recoverable operating costs) of 7.10% (assuming Unit 5B is let and after allowing for purchaser's costs of 5.84%).

We consider that there is a very considerable opportunity to improve rental levels by circa 50% to circa £5.00 per sq ft. On this basis, there may be potential for a reversionary yield of 10.64%.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred.

VAT

The property is NOT registered for VAT.

EPC

Available upon request.

VIEWING

Strictly by appointment through sole agents Bromwich Hardy.



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ANTI-MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £126 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2026

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