



Unicorn Express

GoLocal

Serving our community daily

£7.00
6 pack

£13.00
6 pack

OPEN
GoLocal

Sept 9am - 7pm
Mon-Fri 7am - 10pm

Newsletters

GoLocal

- CHILLED BEERS & CIDER
- WINES & SPIRITS
- CHILLED SOFT DRINKS
- CONFECTIONERY
- FROZEN FOOD
- GROCERIES
- MILK & DAIRY
- NEWS & MAGAZINES
- COFFEE

www.go-local.co.uk

GoLocal

- CHILLED BEERS & CIDER
- WINES & SPIRITS
- CHILLED SOFT DRINKS
- CONFECTIONERY
- FROZEN FOOD
- GROCERIES
- MILK & DAIRY
- NEWS & MAGAZINES
- COFFEE

www.go-local.co.uk

GoLocal

- CHILLED BEERS & CIDER
- WINES & SPIRITS
- CHILLED SOFT DRINKS
- CONFECTIONERY
- FROZEN FOOD
- GROCERIES
- MILK & DAIRY
- NEWS & MAGAZINES
- COFFEE

www.go-local.co.uk

GoLocal

- CHILLED BEERS & CIDER
- WINES & SPIRITS
- CHILLED SOFT DRINKS
- CONFECTIONERY
- FROZEN FOOD
- GROCERIES
- MILK & DAIRY
- NEWS & MAGAZINES
- COFFEE

www.go-local.co.uk

GoLocal

- CHILLED BEERS & CIDER
- WINES & SPIRITS
- CHILLED SOFT DRINKS
- CONFECTIONERY
- FROZEN FOOD
- GROCERIES
- MILK & DAIRY
- NEWS & MAGAZINES
- COFFEE

www.go-local.co.uk

GoLocal

Drop & Collect

Unicorn Avenue, Coventry, CV5 7GH

£185,000

- Investment with tenant in situ
- Approx. 914.93 sq ft (85m²)
- Parking for two vehicles
- EPC RATING B
- Lease term until 2042 (with break clause)
- Retail space with storage and W/C
- Annual rental income of £14,000

This well-presented ground floor retail unit offers an excellent investment opportunity with a long-term tenant in place on a lease running until 2042 (subject to break clauses). The property extends to approximately 914.93 sq ft (85m²) and comprises a welcoming retail area, storage space, W/C facilities, and parking for two vehicles.

Constructed in the early 1980s, the premises has been well maintained throughout, featuring a modern shopfront with bi-folding windows providing excellent natural light and visibility. The space is clean, tidy, and well suited to a range of retail uses.

Currently producing an annual rental income of £14,000, this property offers a secure and appealing return for an investor seeking a steady income from a well-established occupier.

Location

The property is situated on Unicorn Avenue, a popular local parade within a residential area of Coventry, benefitting from steady passing traffic generated by nearby amenities including a local school, public house, and various convenience shops. The area provides an excellent balance of local community trade and accessibility. Unicorn Avenue lies within easy reach of Coventry city centre and enjoys good transport links to surrounding areas, making it a convenient and desirable retail location for both occupiers and investors alike.

Description

This well-presented ground floor retail unit offers an excellent investment opportunity with a long-term tenant in place on a lease running until 2042 (subject to break clauses). The property extends to approximately 914.93 sq ft (85m²) and comprises a welcoming retail area, storage space, W/C facilities, and parking for two vehicles.

Constructed in the early 1980s, the premises has been well maintained throughout, featuring a modern shopfront with bi-folding windows providing excellent natural light and visibility. The space is clean, tidy, and well suited to a range of retail uses.

Currently producing an annual rental income of £14,000, this property offers a secure and appealing return for an investor seeking a steady income from a well-established occupier.

Business Rates

The current rateable value is: £11,250

Services

It is understood that electric, water and water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

EPC

Rated B: 49

VAT

This property is not elected for VAT

Legal Costs

Each party to pay their own legal costs in association with the transaction

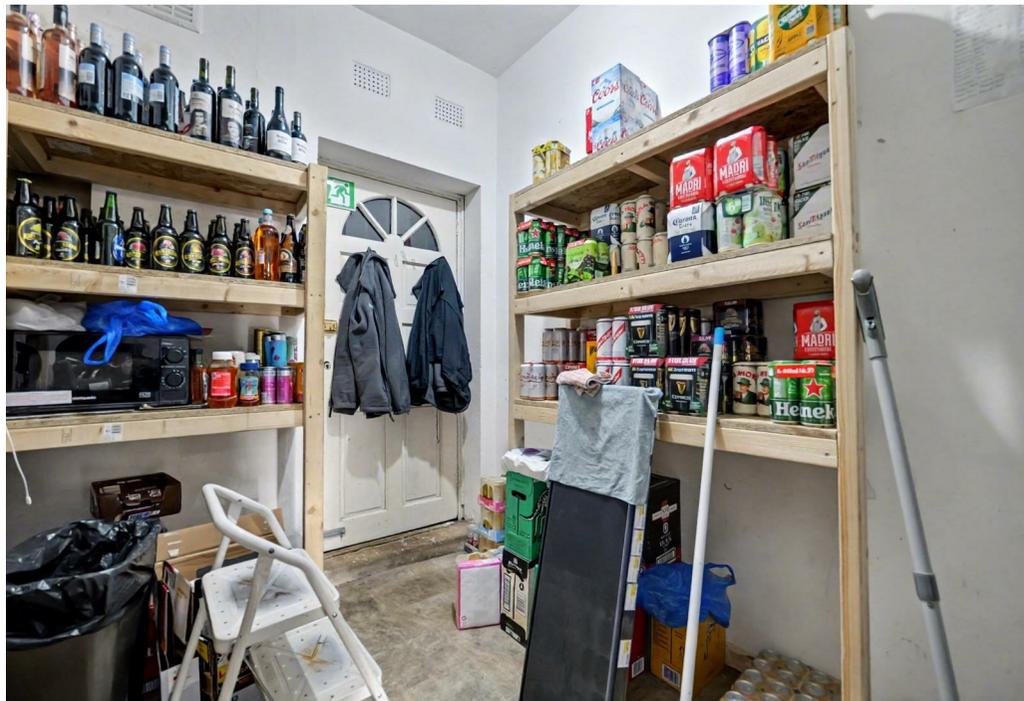
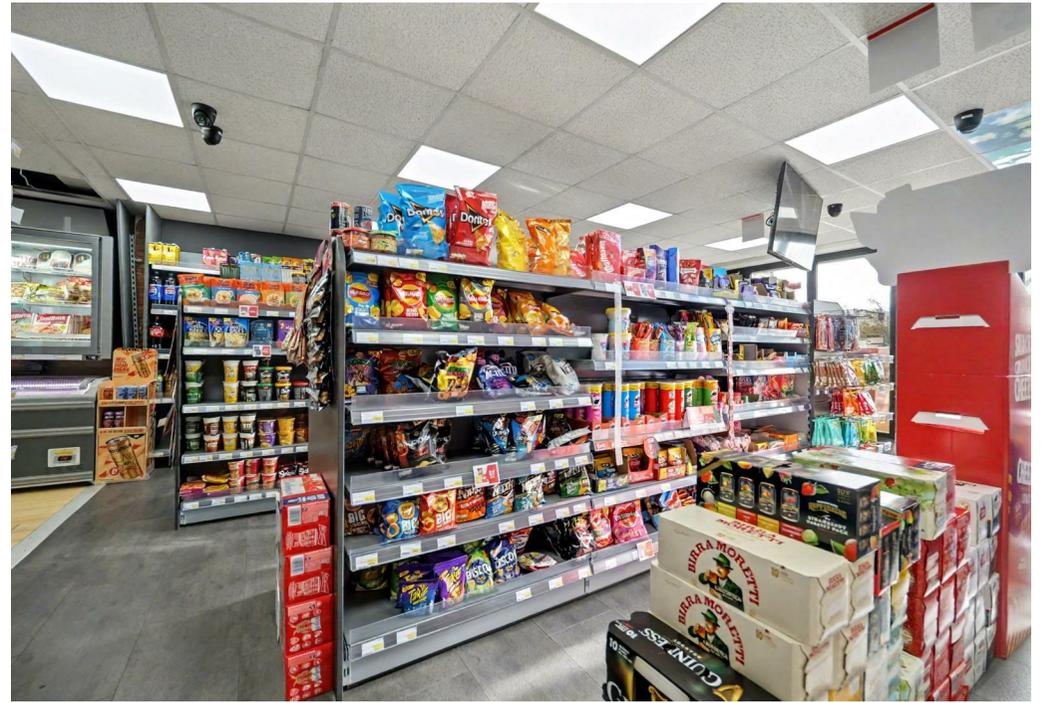
Important information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

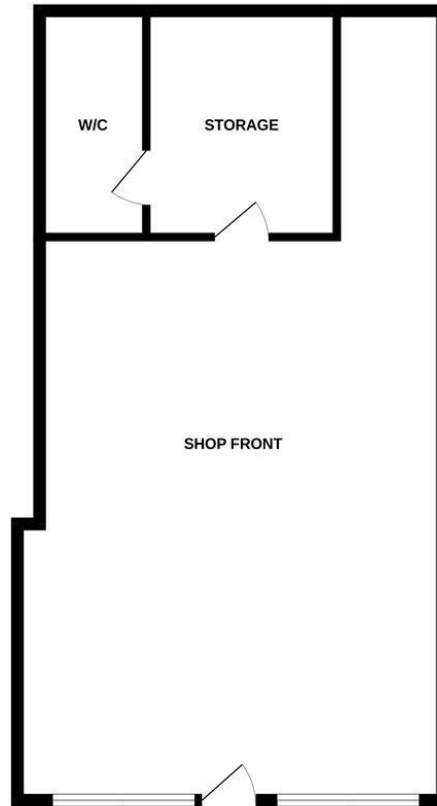
VAT: The VAT position relating to the property may change without notice.





Plan

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
Made with Miroplan ©2025