

92-94 Long Street & 1-14 Bakers Court | Atherstone | Warwickshire | CV9 1AP

Retail/residential investment sale

854m²
(9,202ft²)

- Located in the prosperous market town of Atherstone
- Ground floor commercial units are let to a popular independent café and a mini market operator
- Freehold interest for sale
- Current passing rent of £73,780 per annum with an ERV of £99,680 per annum
- Offers in the region of £1,000,000 (one million pounds)



FOR SALE



Location



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Location

The property is prominently located in the heart of Atherstone town centre, on the well-established Long Street. The A5 is approximately 0.6 miles to the north, while Atherstone train station is just a 5 minute walk away providing excellent transport connectivity. Atherstone is an attractive and historic market town offering a broad range of amenities for residents and visitors alike. Long Street features a vibrant mix of independent local businesses alongside national occupiers such as William Hill, Greggs, Superdrug, and the Co-operative Food.



Investment Summary

- Atherstone is a prosperous market town located in the North Warwickshire district of Warwickshire.
- The town centre is a well-established retail destination, home to a mix of national and independent retailers.
- The ground floor commercial units are let to a popular independent café and a mini market operator.
- Residential accommodation is situated to the rear of the property, comprising Bakers Court apartments, let on ASTs.
- We are instructed to seek offers in the region of **£1,000,000 exclusive** (One million pounds).
- Current passing rent of £73,780 PA, with an ERV of £99,680 per annum
- **Freehold** interest for sale.





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Description

The property comprises two self contained ground floor retail units with residential accommodation above, as well as a terrace of residential flats located to the rear within Bakers Court. Externally, the building is of traditional brick construction with glazed shopfronts.

92 Long Street – the current tenant K2 Mini Market is undergoing a lease renewal at 15,000 per annum on a 5 year lease with a 3 year break. This lease will be renewed prior to the successful sale of the property.

94 Long Street – operates as a café and offers an open-plan layout with tiled flooring, painted and plastered walls, a fitted kitchen with extraction canopy, and WC facilities. There is also additional outdoor seating to the front of the unit.

1-14 Bakers Court –13 residential flats arranged around a private courtyard. Access is via Long Street, between Nos. 92 and 94. Flats 5 and 6 have been sold off on long leasehold interests.

Services

We understand that mains water, drainage, gas, and electricity are connected or available to the property. Please note, none of the service installations have been tested, and interested parties are advised to satisfy themselves as to their condition and suitability.





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Tenancy Schedule

Unit	Tenant	Term	Lease Expiry	Rent	Accommodation
92	K2 Mini Market	5 years (3 year break with 6 months notice)		£15,000 per annum	1,378ft ²
94	The Old Bakery Café	10 years	1 June 2031	£7,500 per annum	765ft ²
1-14	Various AST periodic and ground rent tenancies	Various	Various	£66,180 per annum	6 x 1 bed flats 4 x 2 bed flats 1 x 3 bed flat
Flat 5-6	Sold on 99 year leases			Peppercorn rent applied	

A full tenancy schedule is available upon request.





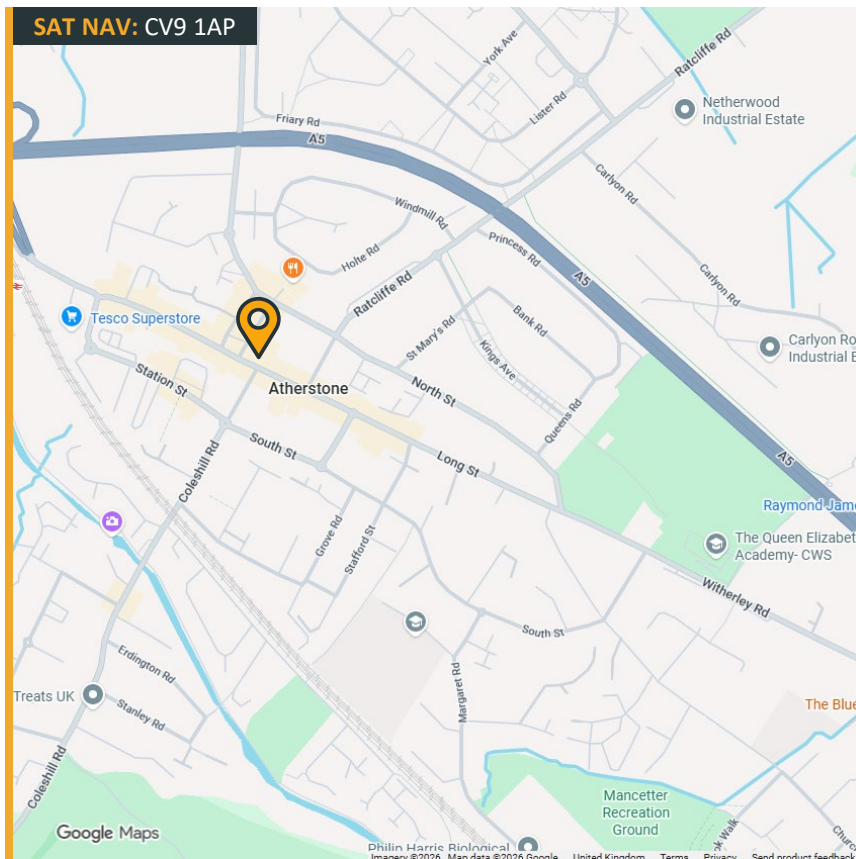
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EPC

EPC Certificates range from D-E.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide the necessary identification and verification documentation.

VAT

The freeholder has not exercised their option to waive VAT exemption and therefore VAT will not be payable.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.