



# 71-77 WHEELWRIGHT LANE, COVENTRY, CV6 4HN

Freehold healthcare investment property offering secure long-term income

**WATLING**  
REAL ESTATE





# HIGHLIGHTS

- ▶ Freehold healthcare property occupied by NHS GP practice, dentist, and pharmacy
- ▶ Fully let on coterminous leases expiring September 2041 at a total passing rent of £208,230 p.a.x.
- ▶ Secure long-term income with outstanding rent reviews and asset management potential
- ▶ Approx. 8,512 sq. ft. on a site area of 0.77 acre
- ▶ Located within the popular residential suburb of Holbrooks approx. 2 miles north of Coventry City Centre

**OFFERS INVITED  
IN THE ORDER OF £2.6M**

**REFLECTING A NET INITIAL YIELD OF 7.53%  
(ASSUMES PURCHASER'S COSTS OF 6.4%)**





# LOCATION & SITUATION

The property is located within the residential suburb of Holbrooks approx. 2 miles north of Coventry City Centre.

The property occupies a prominent and highly visible location on Wheelwright Lane, a main arterial road connecting Coventry City Centre and Bedford to the north. Junction 3 of the M6 is less than 2 miles from the property.

The immediate area comprises principally residential property and is well-provisioned by good local schools and various retail and leisure amenities, all within walking distance. The Coventry Building Society Arena is less than a mile to the east.

There are bus stops within close proximity which provide regular services to and from Coventry City Centre and the wider region.

The tenants are established providers of health care services to the local community.





# CONNECTIVITY

WALKING



Roland Avenue and  
Nunts Lane Bus Stops  
< 1 min

John Shelton Primary  
School  
4 mins

Morrisons  
6 mins

St Finbarr's Sports &  
Social Club  
7 mins

Coventry Building  
Society Arena  
16 mins

CAR



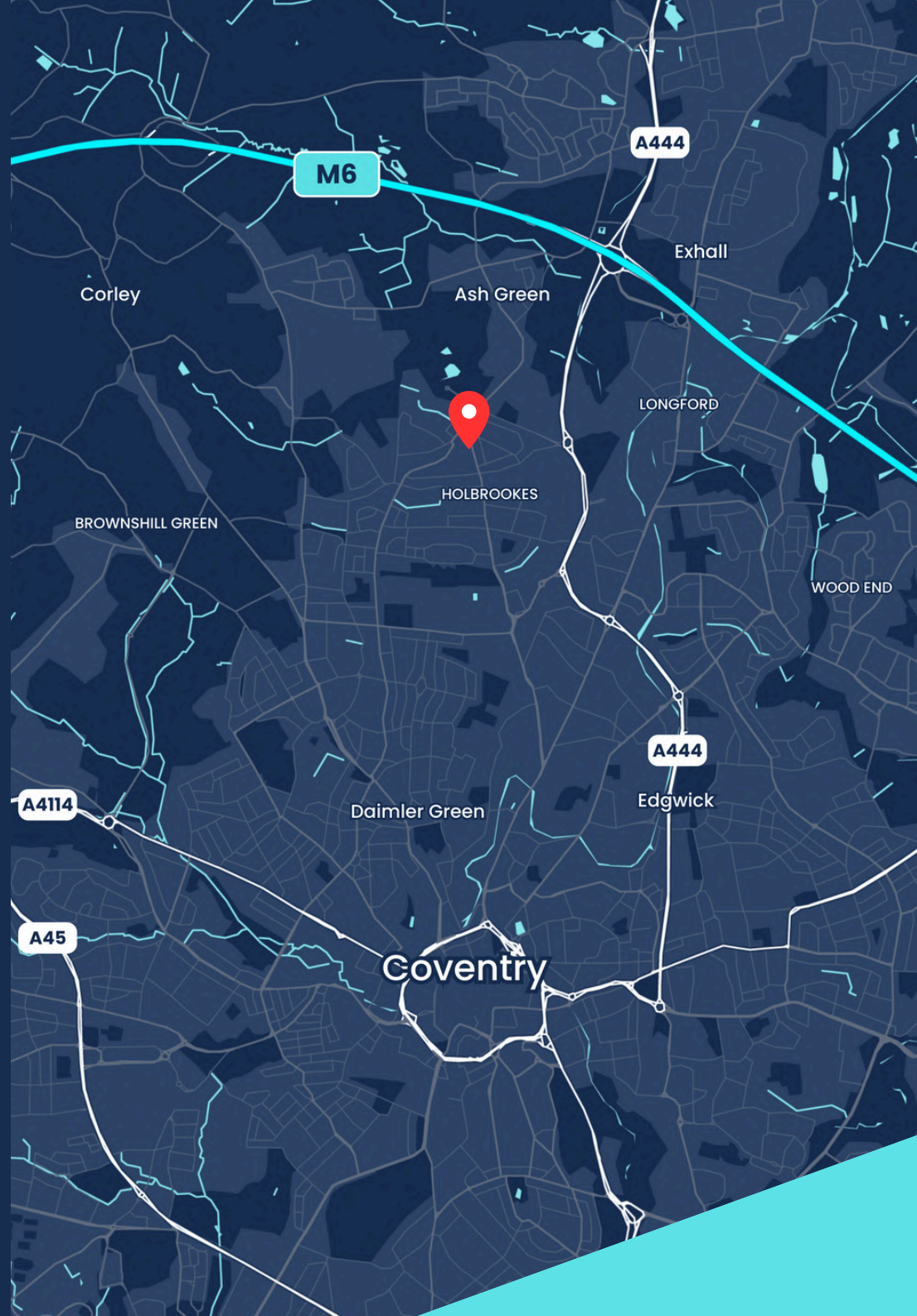
Arena Shopping Park  
3 mins

Junction 3 of M6  
4 mins

Coventry City Centre  
9 mins

Coventry Rail Station  
13 mins

University Hospital  
Coventry & Warwickshire  
14 mins





# PROPERTY

The property is a fully let freehold healthcare facility comprising NHS GP practice, dentist, and pharmacy across two detached adjacent buildings.

The GP practice and pharmacy operate from 71-73 Wheelwright Lane, and the dentist from 75-77 Wheelwright Lane.

There are independent car parks to the rear of both buildings accessed directly off Wheelwright Lane. The car parks are secured by way of steel palisade gates and fencing.

The buildings are both of part one- and two-storey brick construction, with part-rendered and timber-clad elevations surmounted by a series of pitched hipped tile roofs. The windows are aluminum framed double glazed throughout, and there are glazed main entrances to both buildings fronting Wheelwright Lane. There are electric security shutters to the exterior windows and doors of the GP practice and pharmacy.

Internally, the property provides consultation/treatment rooms, reception and waiting areas, pharmacy/retail sales areas, offices, kitchen and break-out areas, and WCs. There are lifts servicing both buildings.





# ACCOMMODATION

The property has been measured on a Net Internal Area (NIA) basis in accordance with the 'RICS Code of Measuring Practice, Valuation of medical centre and surgery premises'.

We understand the property provides the following areas:

**71-73 Wheelwright Lane:**

553.77 sq. m. (5,961 sq. ft.)

**75-77 Wheelwright Lane:**

237 sq. m. (2,551 sq. ft.)

**Total:**

790.77 sq. m. (8,512 sq. ft.)

**The total site area is approx. 0.77 acre.**





# TENANCY

The property is let by way of three coterminous leases each on a 29 year term expiring 22 September 2041 (16.75 years unexpired).

Total passing rent is £208,230 p.a.x.

We understand there are outstanding rent reviews dating back to 2020 and 2023 in respect of all three leases.

We have summarised the headline terms of each lease in the data room. Simply scan this QR code for access to our dataroom.



Copies of the leases and associated documentation are available within the marketing pack.





# FURTHER INFORMATION

## TENURE

Freehold (Title no. WM518955).

## SERVICE CHARGE

Service charge information is available within the marketing pack.

## PLANNING

We understand the property has consent for its existing use 'E'.

Interested parties are to rely on their own enquires with the local authority.

## EPC

Copies of EPCs are available within the marketing pack.

## COSTS

Each party to be responsible for their own professional costs incurred in the transaction.

## VIEWINGS

Via appointments with Watling Real Estate

## BUSINESS RATES

The property is assessed for business rates purposes as follows:

Unit/Area	Rateable Value	Rates Payable P.A.
Holbrooks Pharmacy	£21,500	£10,729
Holbrooks surgery	£26,500	£12,985
75 Wheelwright Lane – Ground Floor	£8,200	£4,092
75 Wheelwright Lane – First Floor Front	£6,800	£3,393
75 Wheelwright Lane – First Floor Rear	£5,600	£2,794

## OFFERS

Offers in the order of £2.6m are invited for the freehold interest reflecting a net initial yield of 7.53% (assumes purchaser's costs of 6.4%).

## VAT

Prices are quoted exclusive of VAT.



# CONTACTS

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**Subject to Contract**  
**Property Reference: 223070**

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