



COVENTRY

UNIT 61-65

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises are located in a prominent position on the upper mall within Lower Precinct Shopping Centre immediately adjacent to **Next**.

The Lower Precinct benefits from a weekly footfall of approximately 200,000 and a 524 space car park. Other occupiers located within the centre include **H&M, Pandora, TJ Hughes, Flying Tiger** and **The Entertainer**.

ACCOMMODATION

The premises are arranged over the Ground and First Floor comprising the following approximate floor areas;

Ground Floor	4,049 sq ft	376 sq m
First Floor	3,998 sq ft	371 sq m

TERMS

Available on a new effectively full repairing and insuring lease for a term of ten years.

RENTAL

£125,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £71,599 the current year.

BUSINESS RATES

Rateable Value 2020	£97,000
Rates Payable 2020/2021	£50,052

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

EPC

The property has an EPC Rating of C.

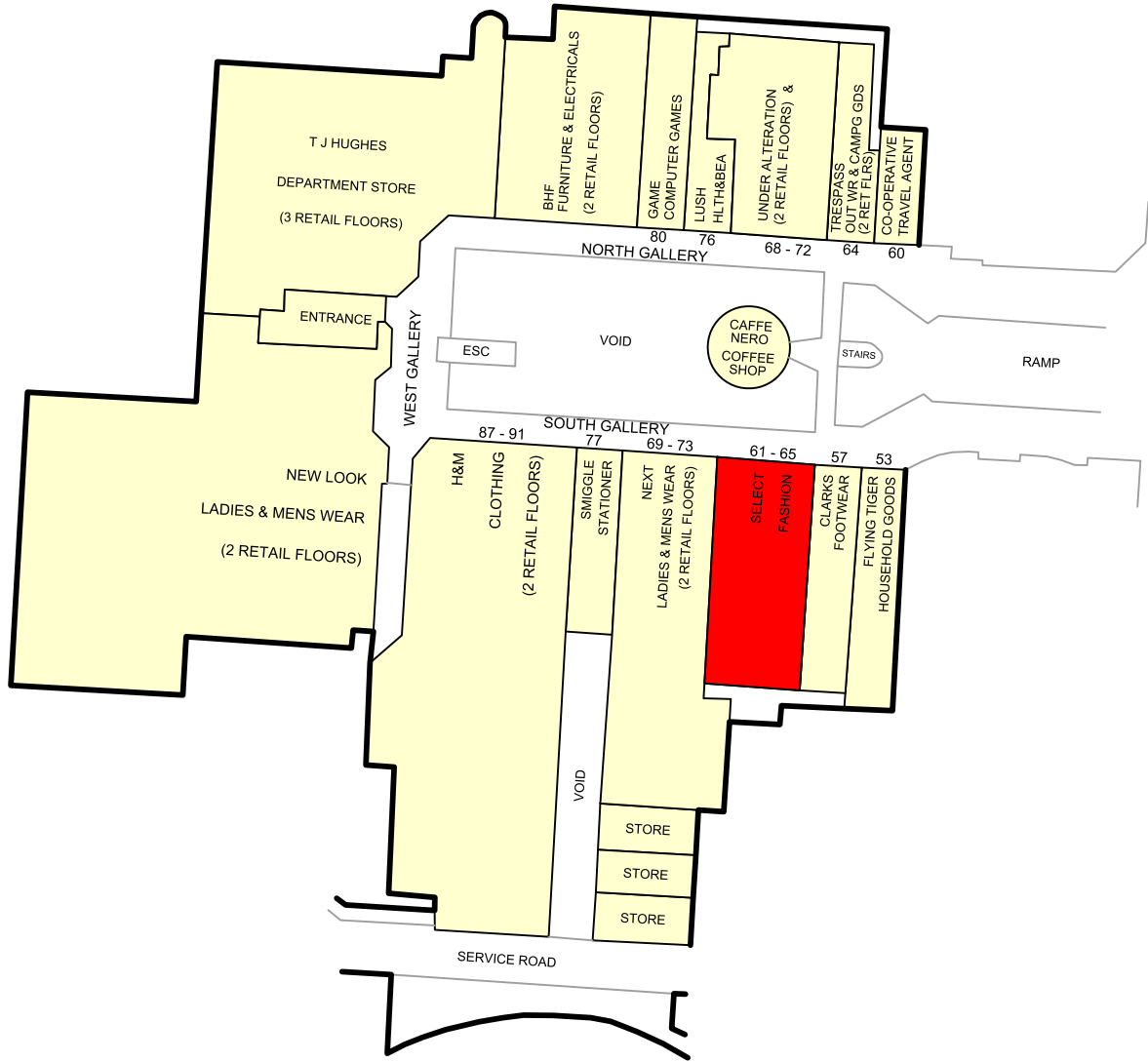
FURTHER INFORMATION

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OR JOINT AGENTS

Wright Silverwood - 0121 454 4004
Space Retail - 0345 900 3900



LOWER PRECINCT



50 metres

Experian Goad Plan Created: 12/05/2020
Created By: AS Retail Property Services Limited



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