



**COVENTRY**

**UNIT 66-78**

**LOWER PRECINCT  
SHOPPING CENTRE**

**LOCATION**

The unit sits in a prominent location within Lower Precinct Shopping Centre close to **TJ Hughes** and **Pizza Hut**. Other occupiers located with the centre include **H&M**, **Next**, **New Look**, **Smiggle**, **Clarks** and **Flying Tiger**. The centre also provides a 524 space car park.

Pre-Covid the Lower Precinct benefitted from a weekly footfall of approximately 200,000 visitors.

Coventry has been awarded the UK City of Culture which commences May 2021 beginning 12 months of events that celebrate the city and its people.

**ACCOMMODATION**

The premises are arranged over the Ground Floor only, comprising the following approximate floor areas:

Ground Floor	8,000 sq ft	743.22 sq m
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This property may sub-divide, further details upon request.

**TERMS**

The premises are available by way of a new lease for term of 10 years.

**RENTAL**

£95,000 per annum exclusive.

**SERVICE CHARGE**

Upon Application.

**BUSINESS RATES**

Rateable Value 2020	£130,000
Rates Payable 2020/2021	£67,080

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

**EPC**

An EPC has been requested and will be provided as part of the legal pack.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

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