



COVENTRY

UNIT 67-69

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises are located in a prominent position on the lower mall within Lower Precinct Shopping Centre immediately adjacent to **New Look** and opposite **TJ Hughes**.

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**, **Next**, **Pandora**, **Smiggle**, **Clarks**, **Trespass**, **Flying Tiger** and **The Entertainer**.

ACCOMMODATION

The premises are arranged over the Ground Floor only.

Internal Width	39 ft 7 ins	12.08 m
Ground Floor	5,522 sq ft	513 sq m

TERMS

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

RENTAL

£85,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £54,000 for the current year.

BUSINESS RATES

Rateable Value 2020	£84,500
Rates Payable 2020/2021	£43,602

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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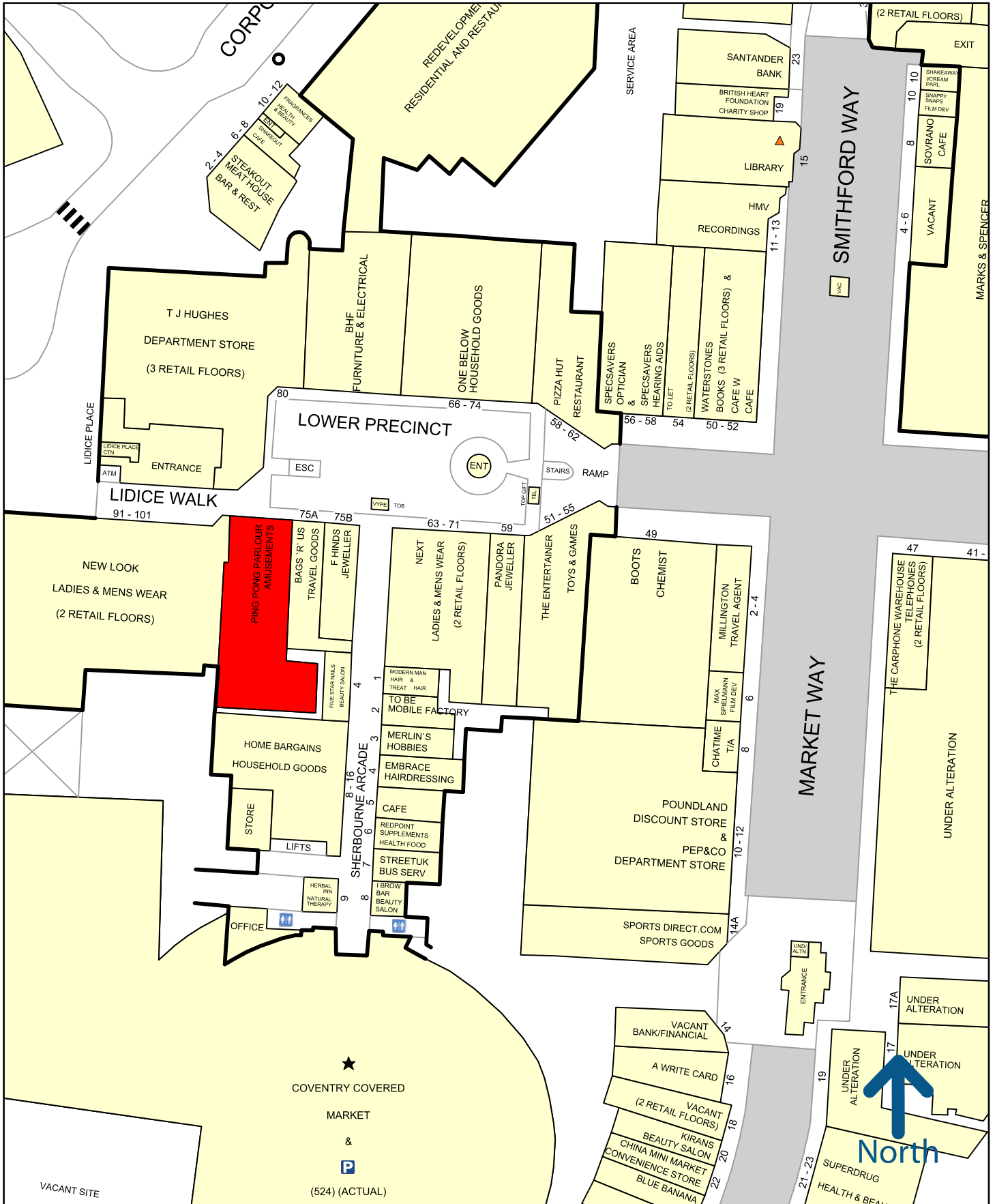
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OR JOINT AGENTS

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