



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 with the centre include **H&M**, **Next**, **Pandora**, **Smiggle**, **Clarks**, **Select**, **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 £48,000 for the current year.

BUSINESS RATES

Rateable Value 2018	£84,500.00
Rates Payable 2018/2019 (Est.)	£41,658.50

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

EPC

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

FURTHER INFORMATION

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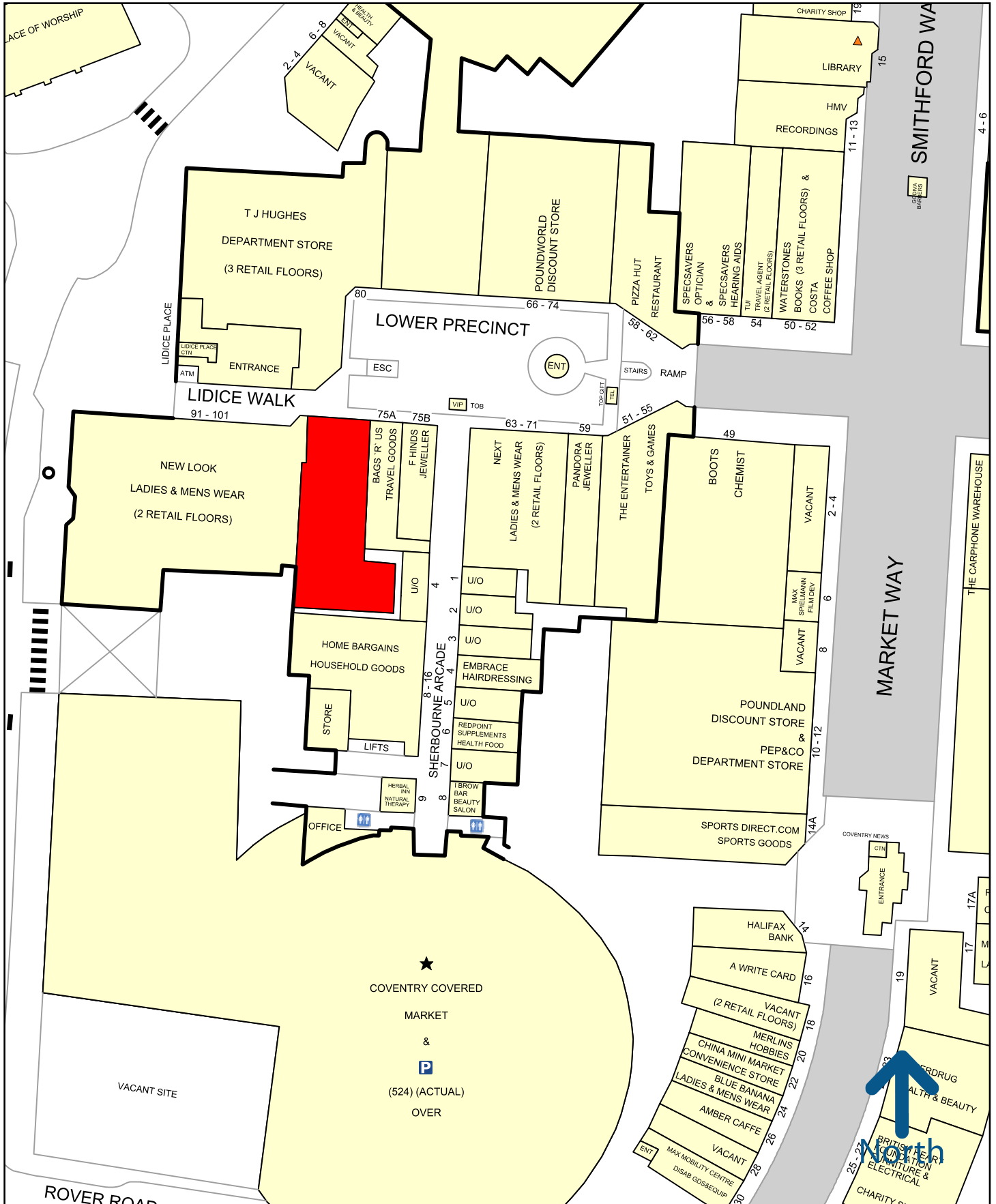
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OR JOINT AGENTS

Wright Silverwood

Andy Benson/Scott Robertson

0121 454 4004



50 metres

Experian Goad Plan Created: 24/07/2018
Created By: AS Retail Property Services Limited

