



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**.

Other occupiers located with the centre include **H&M, Next, Pandora, Smiggle, Clarks, Trespass, Flying Tiger** and **The Entertainer**. 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.

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	£84,500.00
Rates Payable 2020/2021	£43,602.00

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.

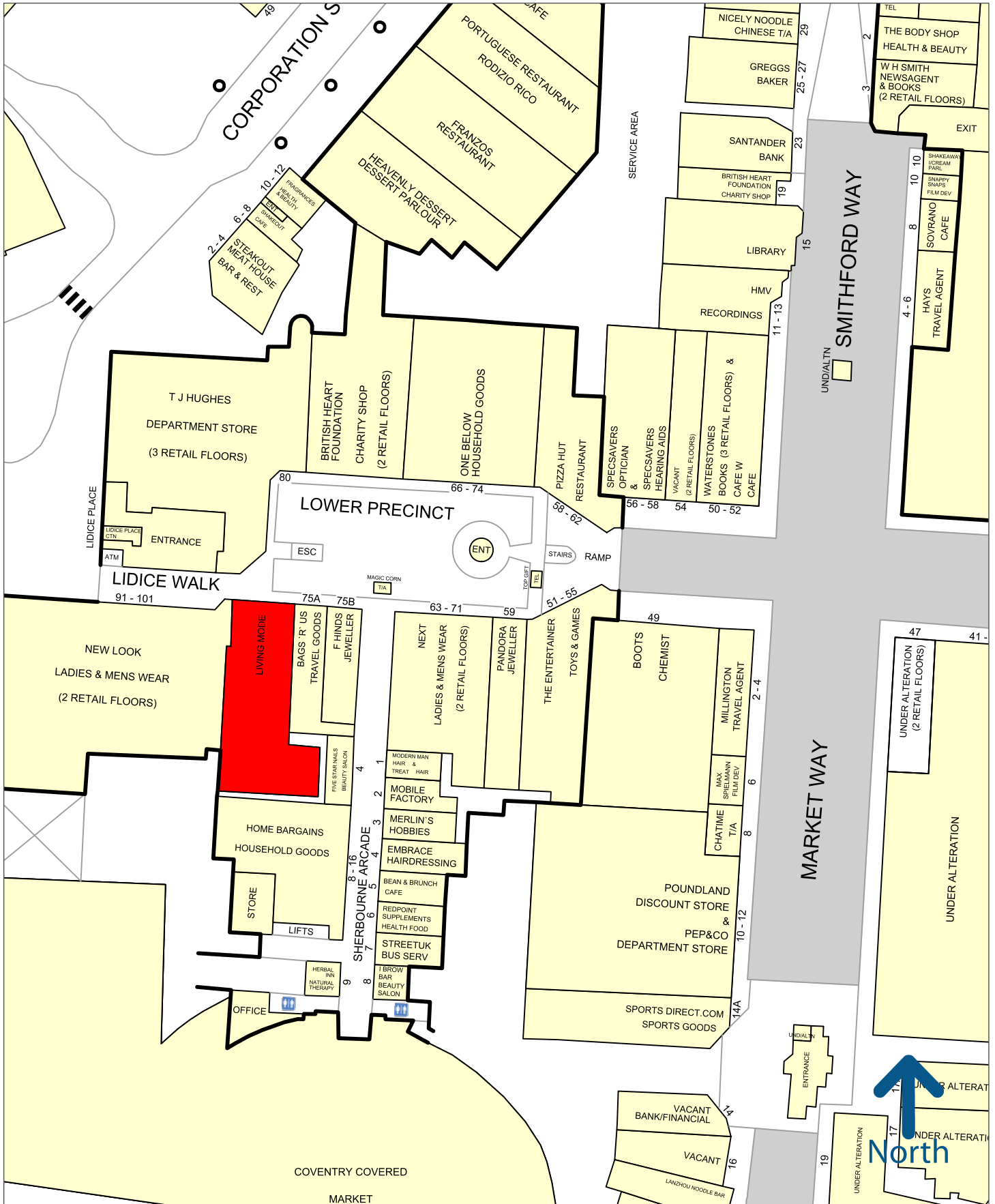
**FURTHER INFORMATION**

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**OR JOINT AGENTS**

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



50 metres

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