



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 close to the new **River Island**.

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

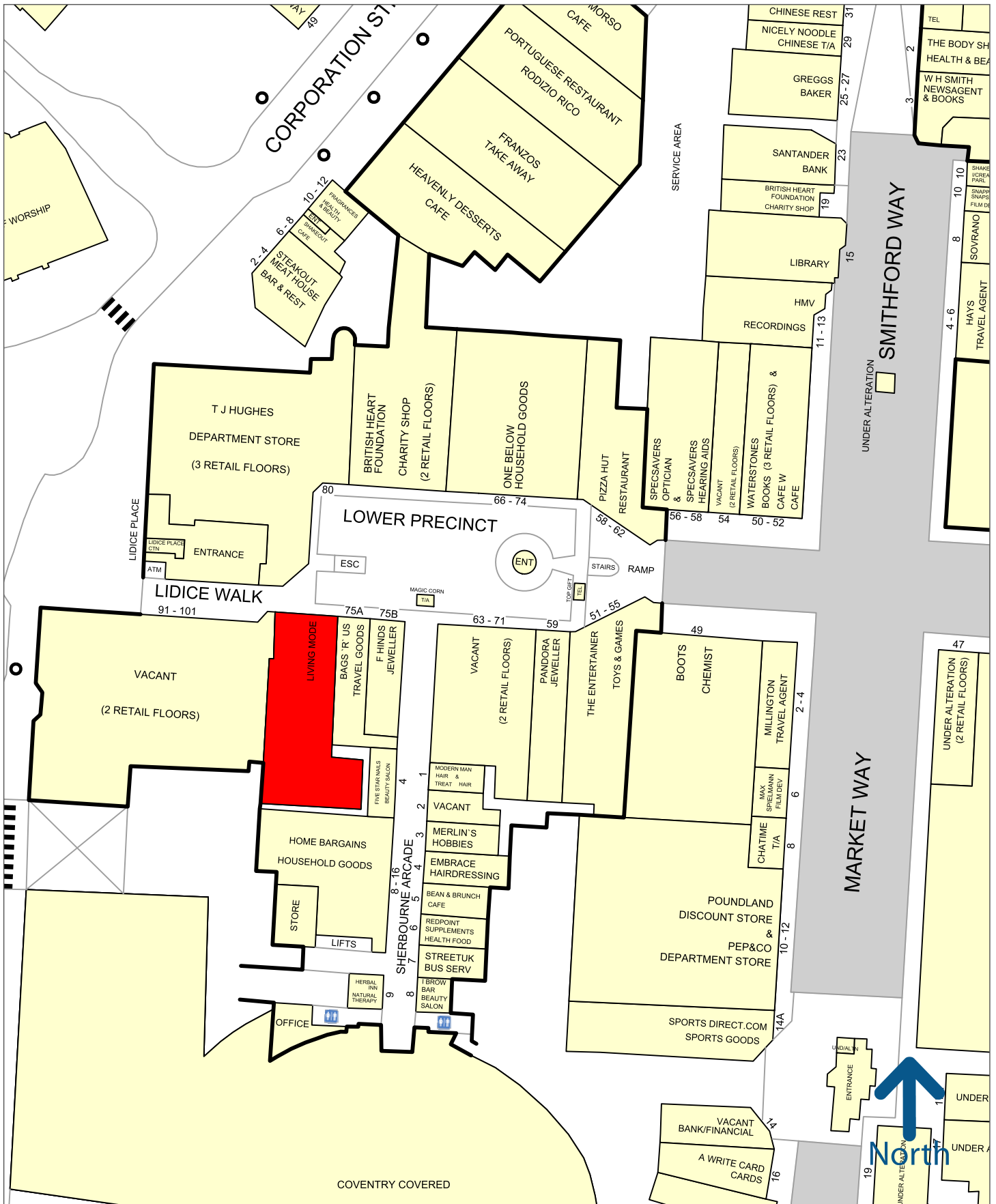
FURTHER INFORMATION

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OR JOINT AGENTS

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Space Retail - 0345 900 3900



50 metres

Experian Goad Plan Created: 26/05/2021
Created By: AS Retail Property Services Limited



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