



COVENTRY

UNIT 75A

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises sit in a busy location on the Lower Mall on the south side of Lower Precinct Shopping Centre, immediately adjacent to F Hinds, close to New Look.

Other occupiers in the immediate vicinity include Next, H&M, The Entertainer, Smiggle, TJ Hughes and Pandora. 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 Ground Floor only, comprising the following approximate floor areas:

Ground Floor Sales	1,637 sq ft	152.08 sq m
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TERMS

Available on a new effectively full repairing and insuring lease for a term of years to be agree.

RENTAL

£49,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £16,088 for the current year.

BUSINESS RATES

Rateable Value 2020	£40,750.00
Rates Payable 2020/2021	£20,497.25

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 a rating of D-82. The certificate is available on request

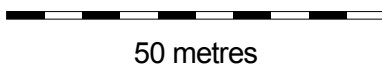
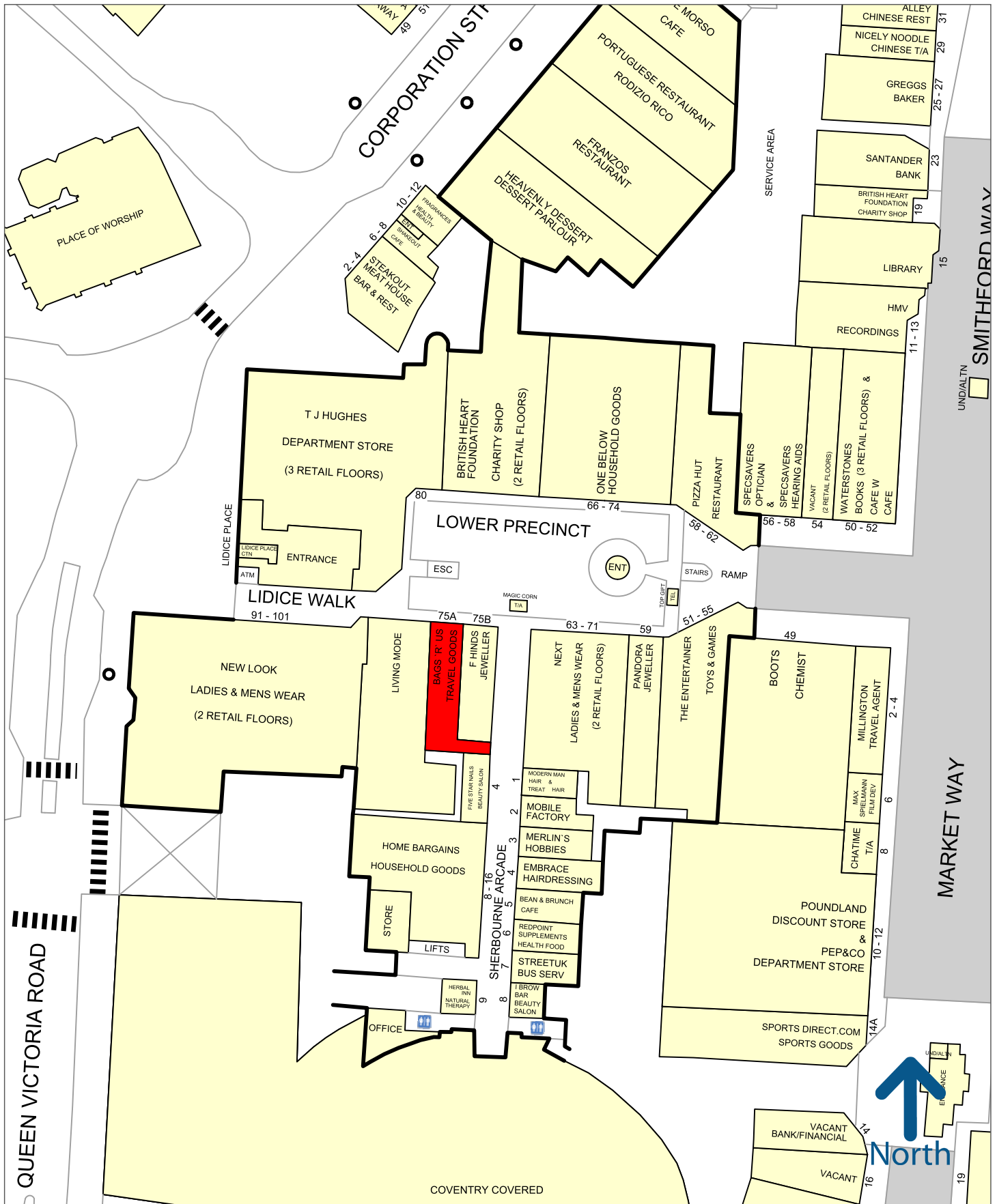
FURTHER INFORMATION

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

Charmi Patel
020 7287 2155 / 07498 484 586
charmi@as-retail.co.uk

OR JOINT AGENTS

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



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