



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**.

ACCOMMODATION

The premises are arranged over Ground Floor only, comprising the following approximate floor areas:

Ground Floor Sales	1,637 sq ft	152 sq m
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TERMS

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

RENTAL

£49,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £15,000 for the current year.

BUSINESS RATES

Rateable Value 2019	£40,750.00
Rates Payable 2019/2020	£20,008.25

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

EPC

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

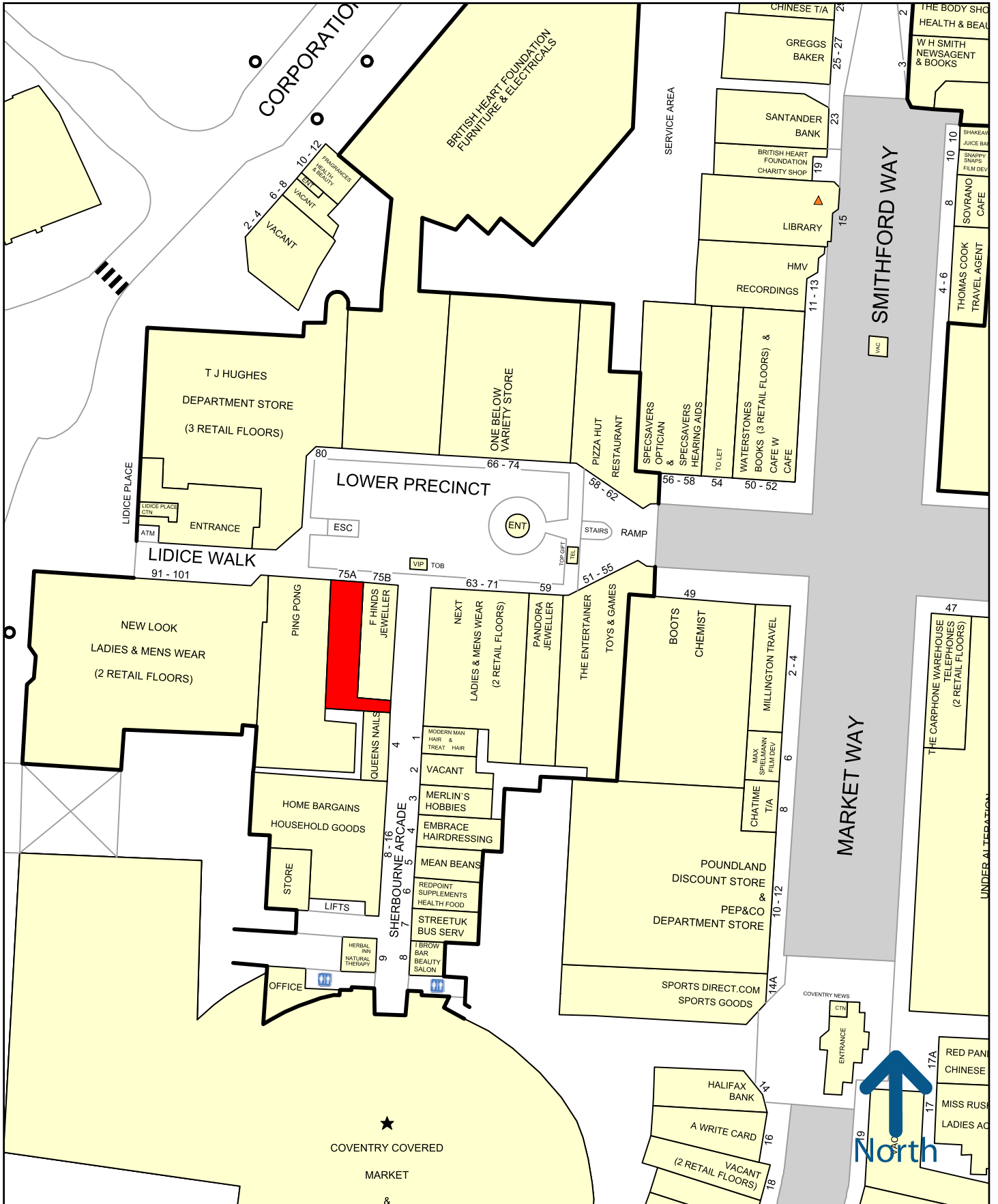
FURTHER INFORMATION

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OR JOINT AGENTS

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



50 metres

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