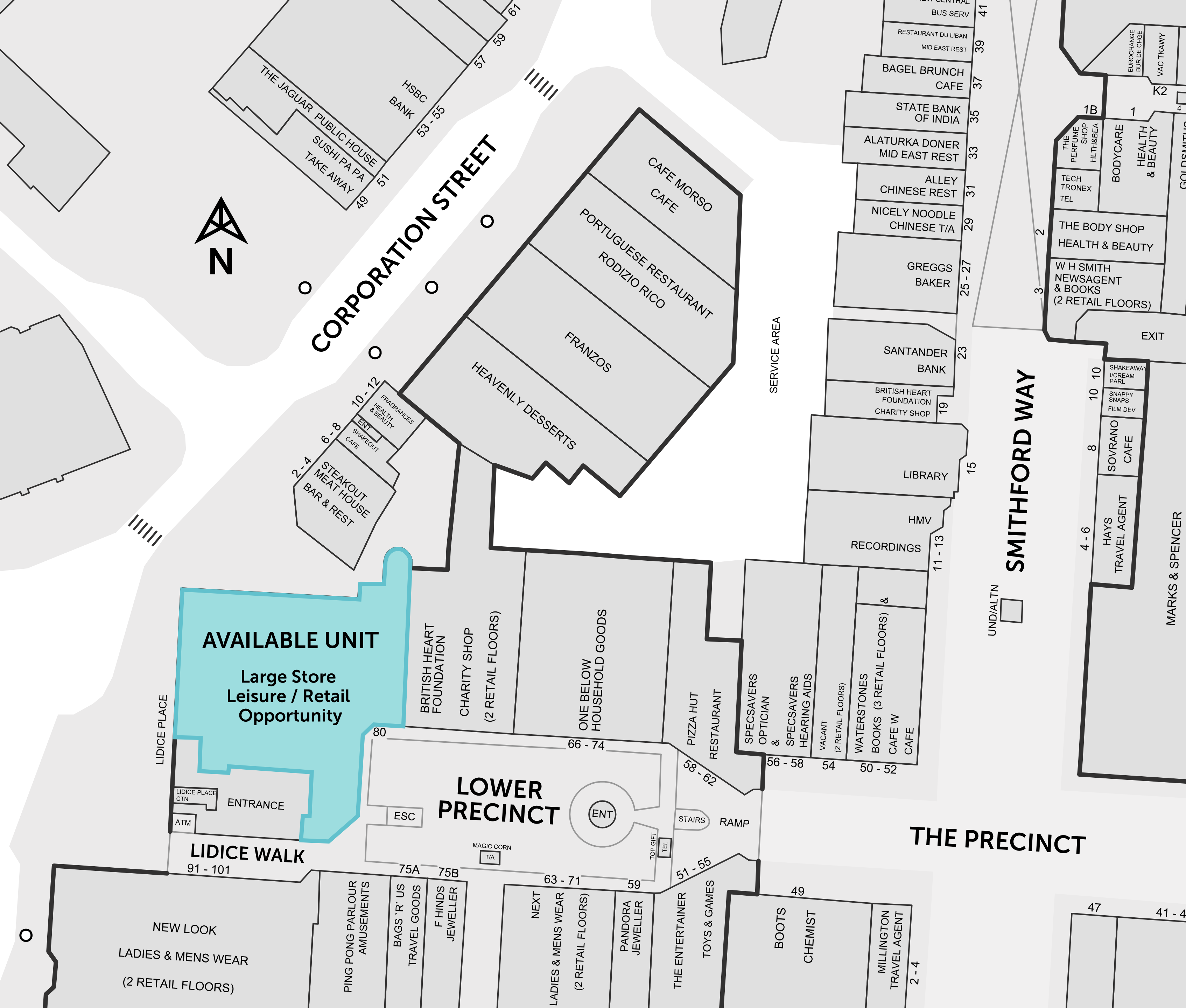


Lower Precinct,
Coventry, CV1 1DX

Large Store / Retail / Leisure Opportunities

From 1,550 sq. ft. to 43,712 sq. ft.





Location

Coventry is the UK's 12th biggest city, having two renowned universities, with Coventry and Warwick providing a combined student population of circa 60,000 students and 14,000 support staff.

Coventry is the City of Culture to May 2022 and is also a partnering host city for the Birmingham Commonwealth Games.

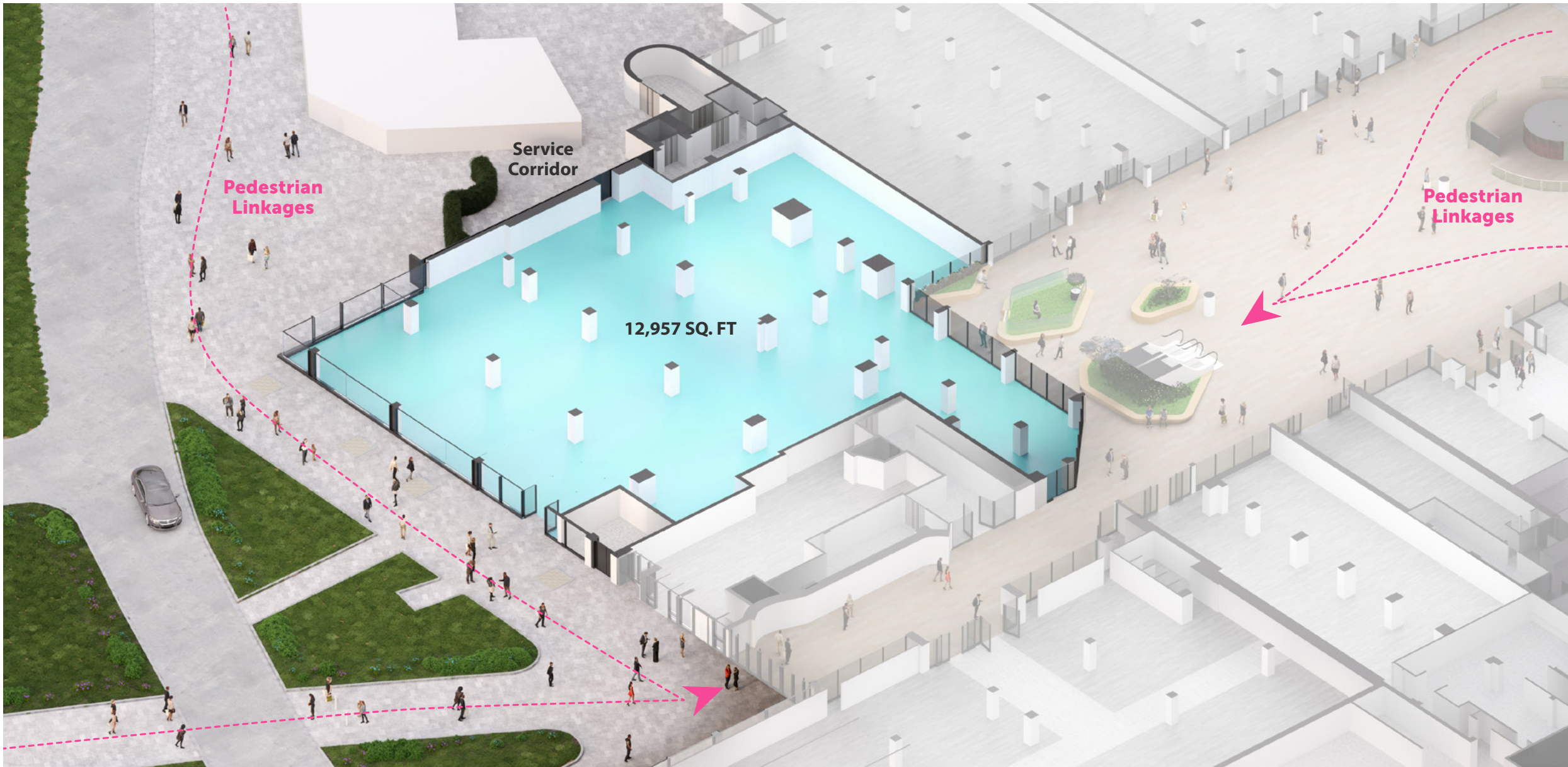


 Lidice Place external aspect

The city is to benefit further from a £500m redevelopment known as City Centre South. Based on 6.4 hectares the proposals include up to 1,300 new homes (3,000 city centre residents), 150 Hotel beds, 20,000 sq. m. of open public realm and additional retail and leisure facilities.

Accommodation

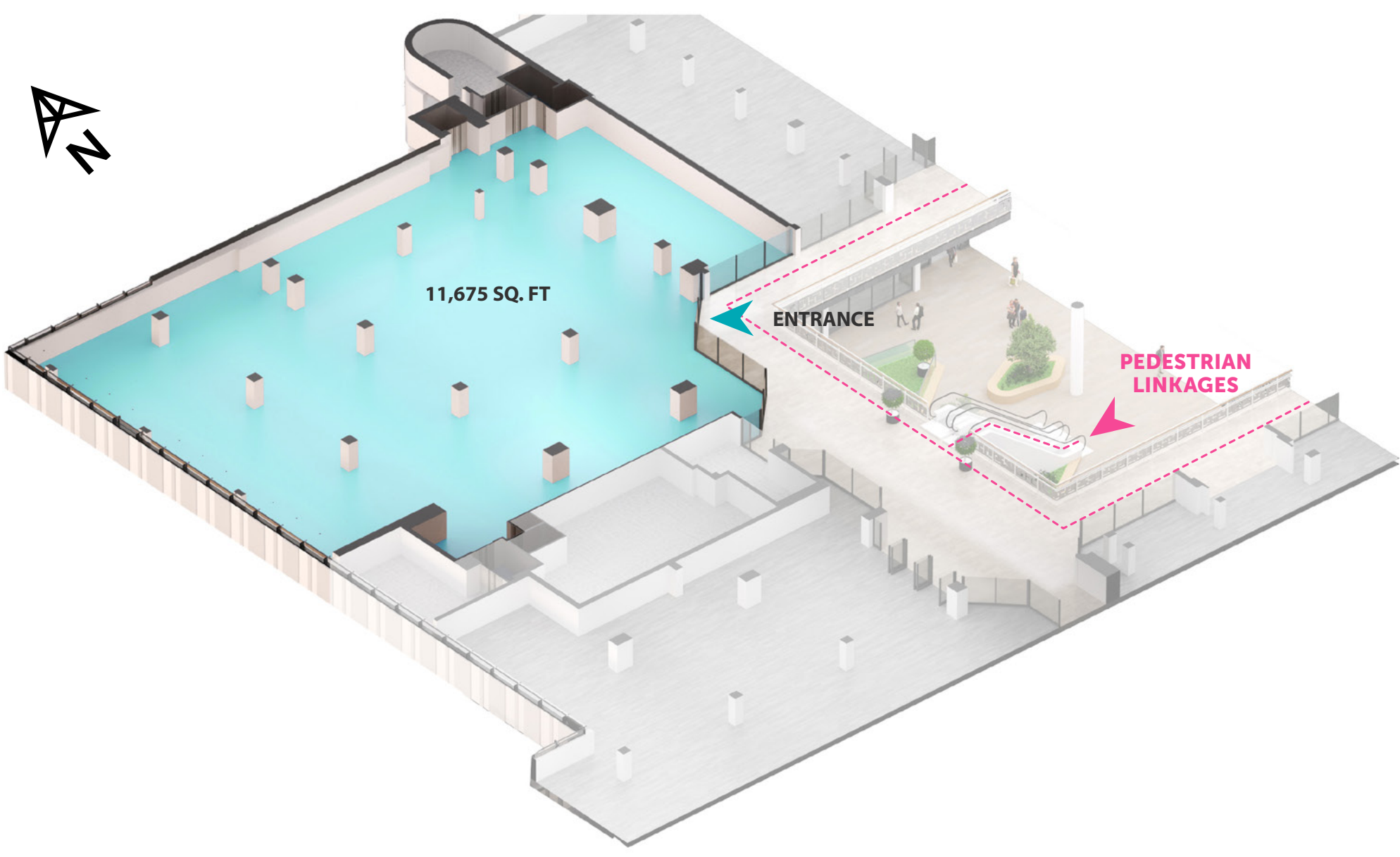
Lower Mall Area



In its current format, the store provides the following approximately floor areas.

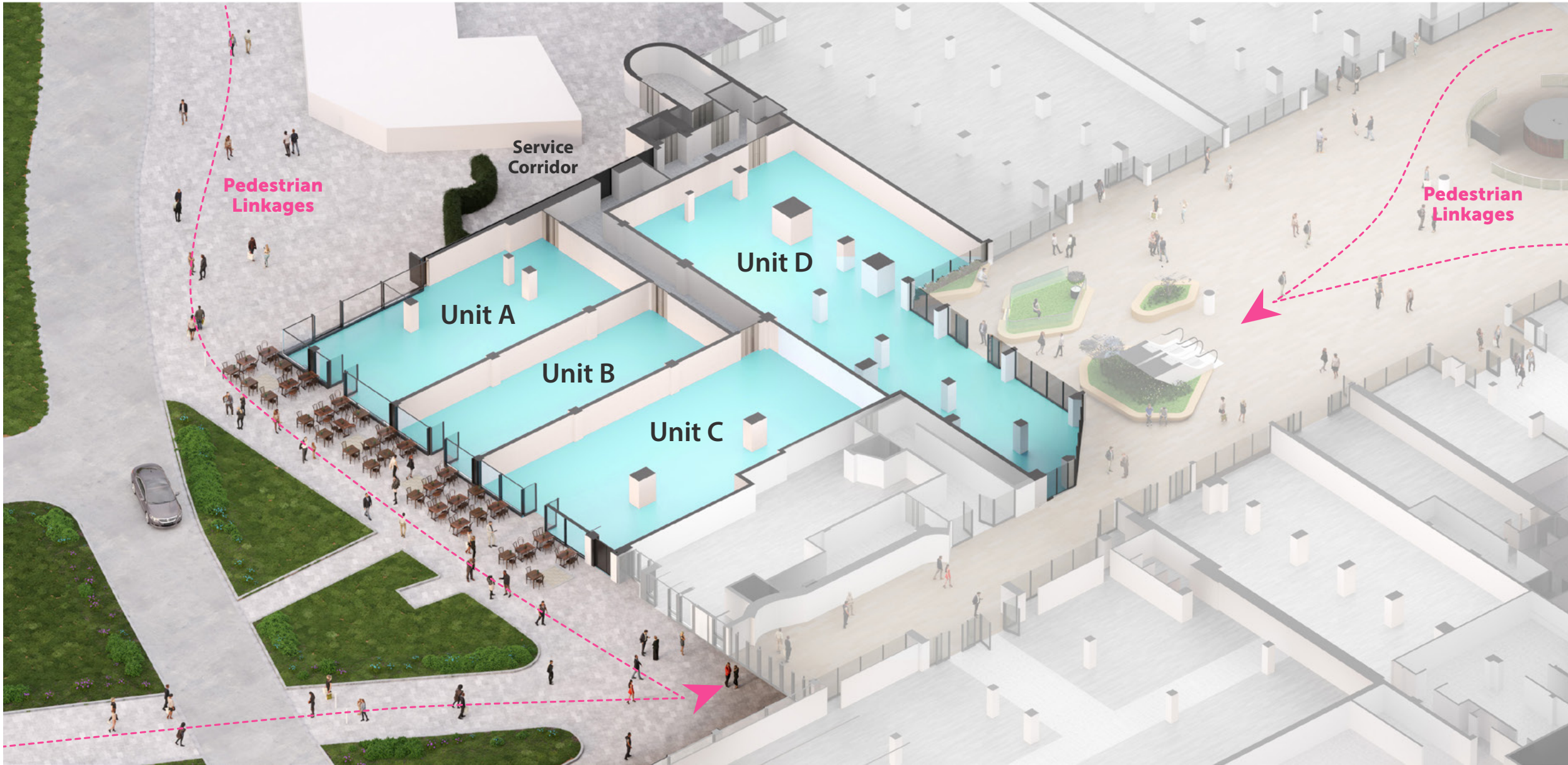
FLOOR AREA	sq. m	sq. ft
Lower Mall Area	1,205.0	12,957
Upper Mall Area	1,084.6	11,675
First Floor Sales & Storage	1,772.5	19,080
Total Floor Area	4,062.1	43,712

Upper Mall Area



Accommodation

Lower Mall Area Subdivisions



Alternatively, the store can be sub-divided on an individual floor basis, or separate units from 1,550 sq. ft (144.0 sq. m) upward.

SUBDIVISIONS	sq. m	sq. ft
Unit A	199.7	2,150
Unit B	144.0	1,550
Unit C	232.5	2,500
Unit D	418.0	4,500



Description

Lower Precinct itself is a significant and highly strategic part of Coventry City Centre with major tenants including **Next, New Look, Pandora, H&M** and a new **River Island** of 13,000 sq ft.

This large store opportunity is positioned adjacent to the 40,000 sq ft New Look and is available either as a whole or as a potential sub-division.

The unit’s external frontage to Corporation Street provides an opportunity to join the focus of leisure venues in the vicinity including **The Belgrade Theatre** and **The Sky Dome**, which hosts operators such as **Odeon Cinema** and **Genting Casino**. Other nearby leisure operators in the thriving Corporation Street area includes **Rodizio Rico, Steak Out** and **Heavenly Desserts**.



The shopping Centre has a multi storey car park offering in excess of **500 parking spaces**.

RIVER ISLAND



PANDORA

NEW
LOOK

next



STEAKOUT
MEAT HOUSE

Rodizio Rico

HEAVENLY
DESSERTS



ODEON



Lease

Tenure

The premises are to be offered by way of a new effectively full repairing and insuring lease for a term of 15 years.

Service Charge

A service charge will be payable which current equates to approximately £5 per sq ft per annum for the store in its existing configuration.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category D. A copy of the Energy Performance Certificate can be made available upon request.

Rates

A new Rateable Value will be assessed dependent upon exact unit sub-division.

Legal Costs

Each party to be responsible for their own legal costs.

By strict appointment with the joint agents



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Martin Herbert
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All transactions are stated exclusive of VAT. Subject to Contract.

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2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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