



(CGI REPRESENTATION)

COVENTRY

NEW KIOSKS

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The Kiosks are to be created in a prominent position in the centre of the lower mall, below **Caffè Nero** and are immediately surrounded by a host of national retailers including **H&M, Next, Pandora, TJ Hughes** and **The Entertainer**.

Lower Precinct benefits from a weekly footfall of approximately 200,000 and a 524 space car park. Other occupiers located with the centre include **New Look, Smiggle, Clarks, Select** and **Flying Tiger**.

ACCOMMODATION

The 3 kiosks are arranged over Ground Floor only and comprise the following approximate floor areas each:

Ground Floor Sales	250 sq ft	23.23 sq m
--------------------	-----------	------------

TERMS

Available by way of a new effectively full repairing and insuring lease for a minimum term of ten years.

RENTAL

£20,000 per annum exclusive per Kiosk.

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

Rateable Value 2018	To be re-assessed
Rates Payable 2018/2019	To be re-assessed

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

EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

Andrew Shepherd Claudio Palmiero
 020 7287 2155 020 7287 2155
andrew@as-retail.co.uk claudio@as-retail.co.uk

OR JOINT AGENTS

Wright Silverwood
 Andy Benson
 0121 454 4004

