



COVENTRY

**THE ROTUNDA
LOWER PRECINCT
SHOPPING CENTRE**

Subject to Vacant Possession

LOCATION

The premises are located in a prominent position in the heart of Lower Precinct Shopping Centre where occupiers include **New Look, H&M, Next**, a newly relocated **Clarks** and a 13,000 sq ft **River Island** coming soon. Other occupiers located within the centre include **Pandora, TJ Hughes, Flying Tiger, Next** and **Waterstones**. 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 provide a café opportunity with the following approximate floor areas:

Sales Area	1,008 sq ft	93.6 sq m
Basement	150 sq ft	13.9 sq m

TERMS

Available on a new effectively full repairing and insuring lease for a term of ten years.

RENTAL

£29,500 per annum exclusive.

SERVICE CHARGE

There is an annual service charge of £9,985 for the year ending December 2021.

BUSINESS RATES

Rateable Value 2020	£15,750.00
Rates Payable 2020/2021	£7,859.25

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 an EPC Rating of F.

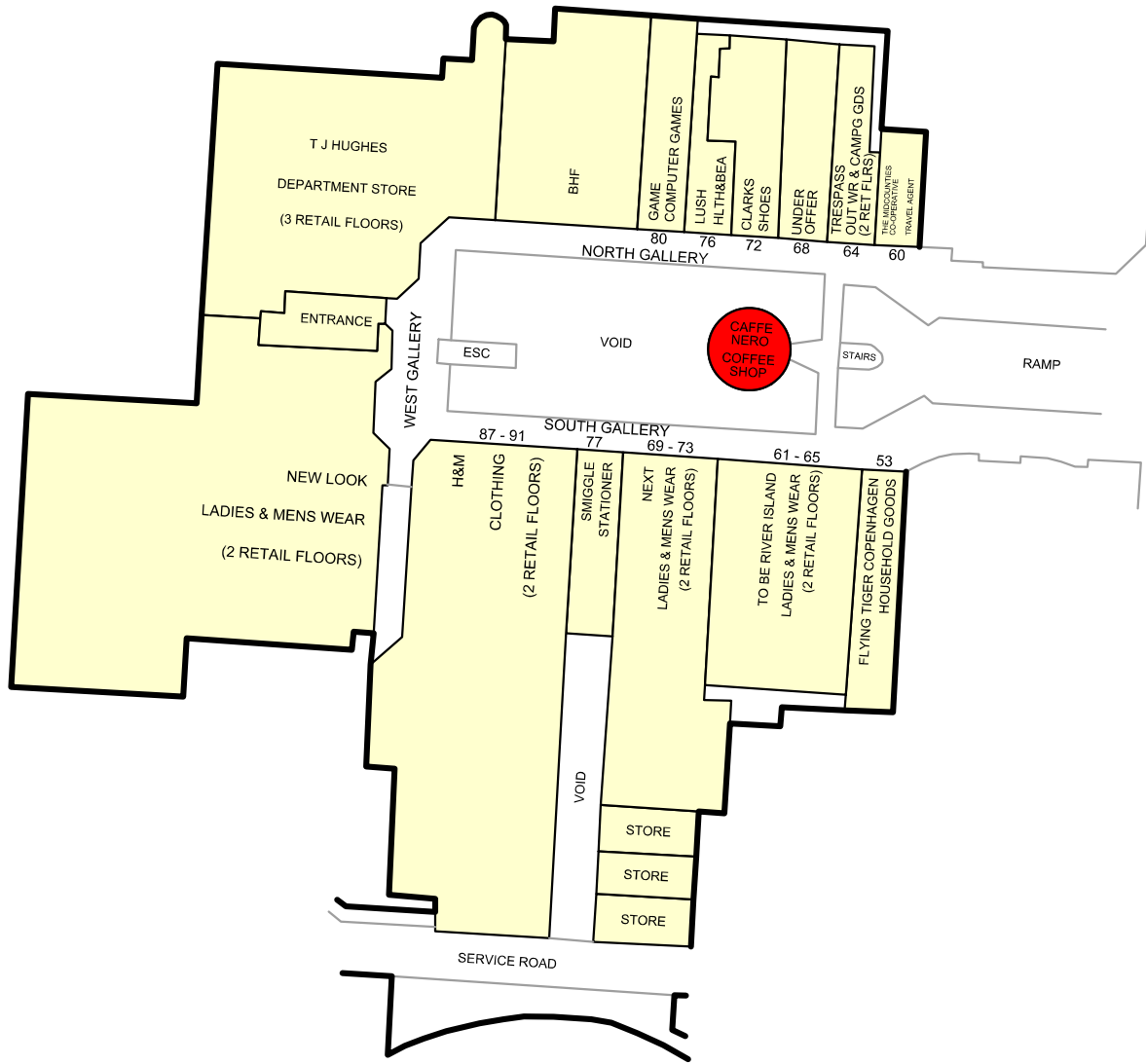
FURTHER INFORMATION

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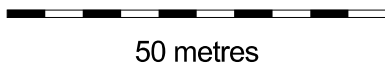
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OR JOINT AGENTS

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



LOWER PRECINCT



Experian Goad Plan Created: 08/12/2020
Created By: AS Retail Property Services Limited



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