



COVENTRY

2 SHERBOURNE
ARCADE

LOWER PRECINCT
SHOPPING CENTRE

LOCATION

The premises sit in a prominent location within Sherbourne Arcade which acts as the link between Lower Precinct Shopping Centre and Coventry Market, adjacent to **Next** and **Stacey's Shabby Shack** and opposite **Home Bargains**.

Lower Precinct benefits from a weekly footfall of approximately 200,000 and a 524-space car park. Other occupiers located within the centre include **H&M**, **Pandora**, **Smiggle**, **Clarks**, **Select** and **The Entertainer**.

ACCOMMODATION

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

Ground Floor	674 sq ft	62.62 sq m
--------------	-----------	------------

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years.

RENTAL

£15,000 per annum exclusive.

SERVICE CHARGE

An annual service charge is approximately £6,985 for the current year.

BUSINESS RATES

Rateable Value 2017	£12,750
Rates Payable 2017/2018 (Est.)	£5,941.50

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

EPC

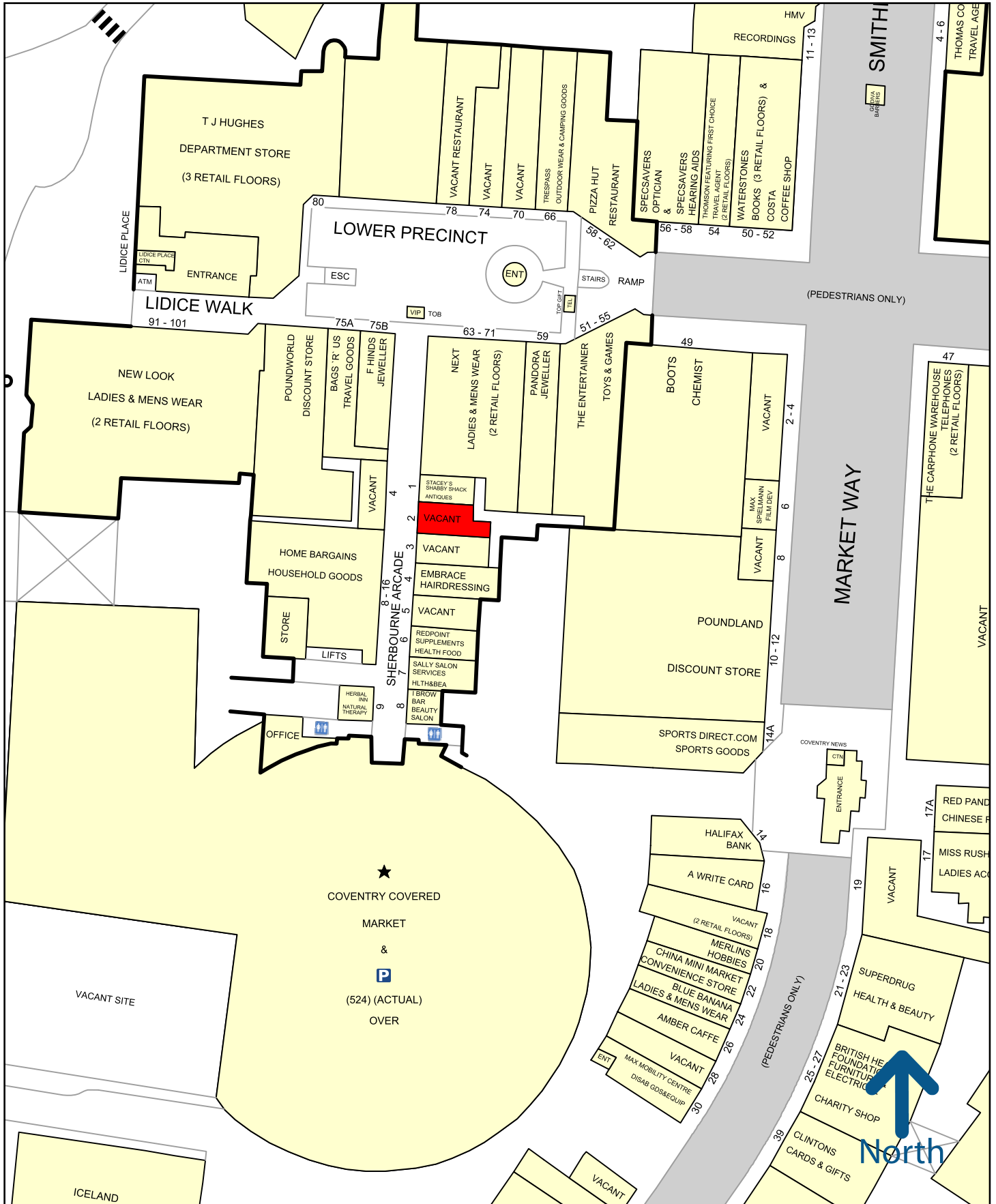
An EPC has been requested and will be provided as part of the legal pack.

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



50 metres

Experian Goad Plan Created: 01/02/2018
Created By: AS Retail Property Services Limited

