



COVENTRY

9 SHERBOURNE
ARCADE

LOWER PRECINCT
SHOPPING CENTRE

LOCATION

The premises sit on the lower level of the shopping centre within the popular Sherbourne Arcade one of the main thoroughfares to one of the UK's leading indoor markets.

Occupiers in Sherbourne Arcade include **Home Bargains**, **Supercuts** and **Sally Hair**.

Other occupiers in the scheme include; **Next**, **H&M**, **New Look**, **Pandora**, **Schuh**, **F Hinds**, **Clarks** and **Quiz**.

ACCOMMODATION

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

Ground Floor	637 sq ft	59 sq m
First Floor	647 sq ft	60 sq ft

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£14,000 per annum exclusive.

SERVICE CHARGE

An annual service charge is approximately £11,730.76 for the current year.

BUSINESS RATES

Rateable Value 2017	£12,500
Rates Payable 2017/2018 (Est.)	£5,825

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.

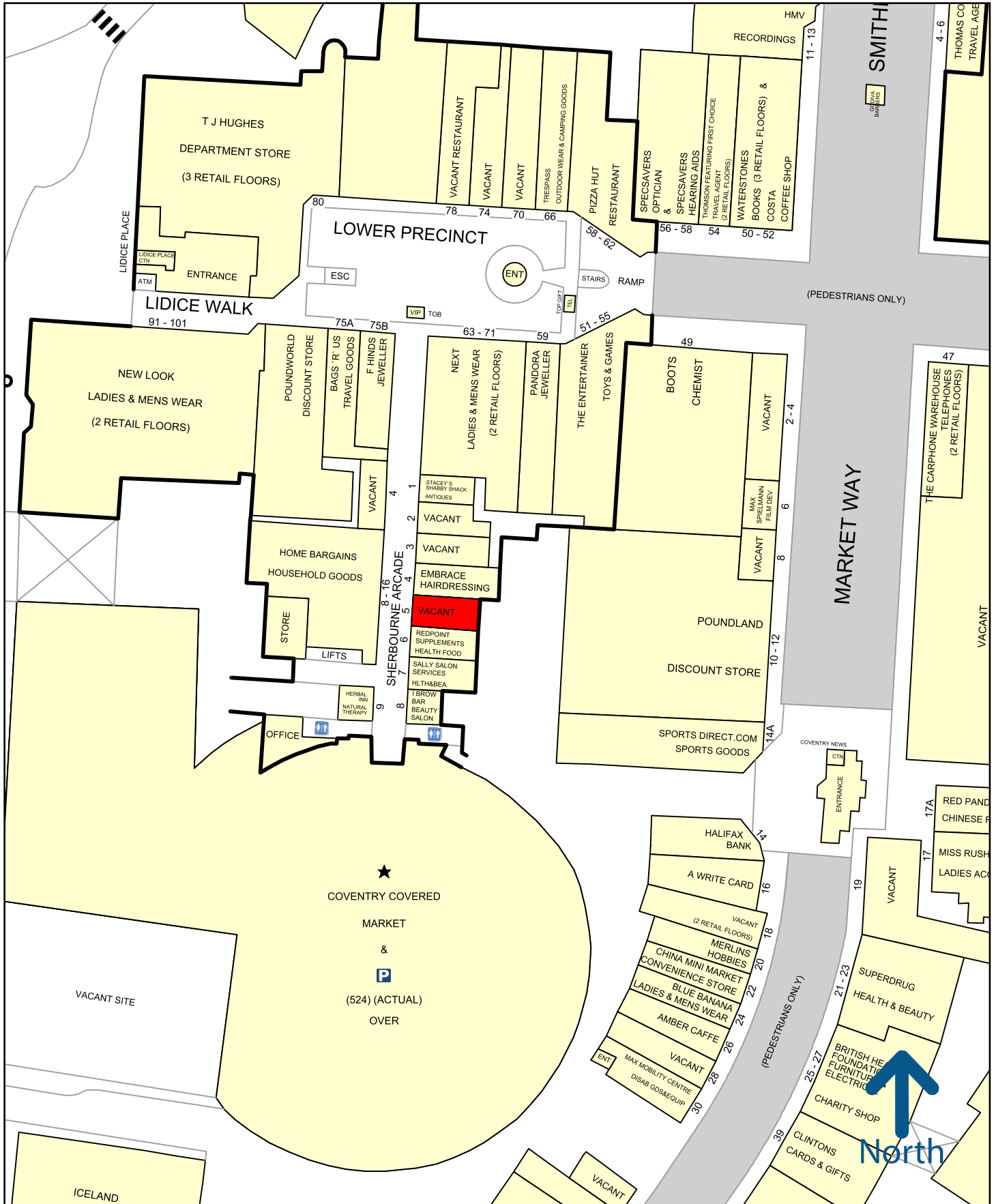
FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

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

