



COVENTRY

UNIT 64

LOWER PRECINCT SHOPPING CENTRE

**LOCATION**

The premises sit in a prominent location on the Upper Mall on the North side of Lower Precinct Shopping Centre, immediately adjacent to **Schuh** and **Co-operative Travel Agent**.

Other occupiers in the immediate vicinity include **Lush**, **H&M**, **Next** and **New Look**.

**ACCOMMODATION**

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

Ground Floor Sales	1,200 sq ft	111.5 sq m
First Floor Sales	1,450 sq ft	134.7 sq m
First Floor Ancillary	275 sq ft	25.5 sq m

**TERMS**

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**RENTAL**

£47,500 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £31,303 for the current year.

**BUSINESS RATES**

Rateable Value 2018	To be assessed
Rates Payable 2018/2019	To be 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**

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Claudio Palmiero

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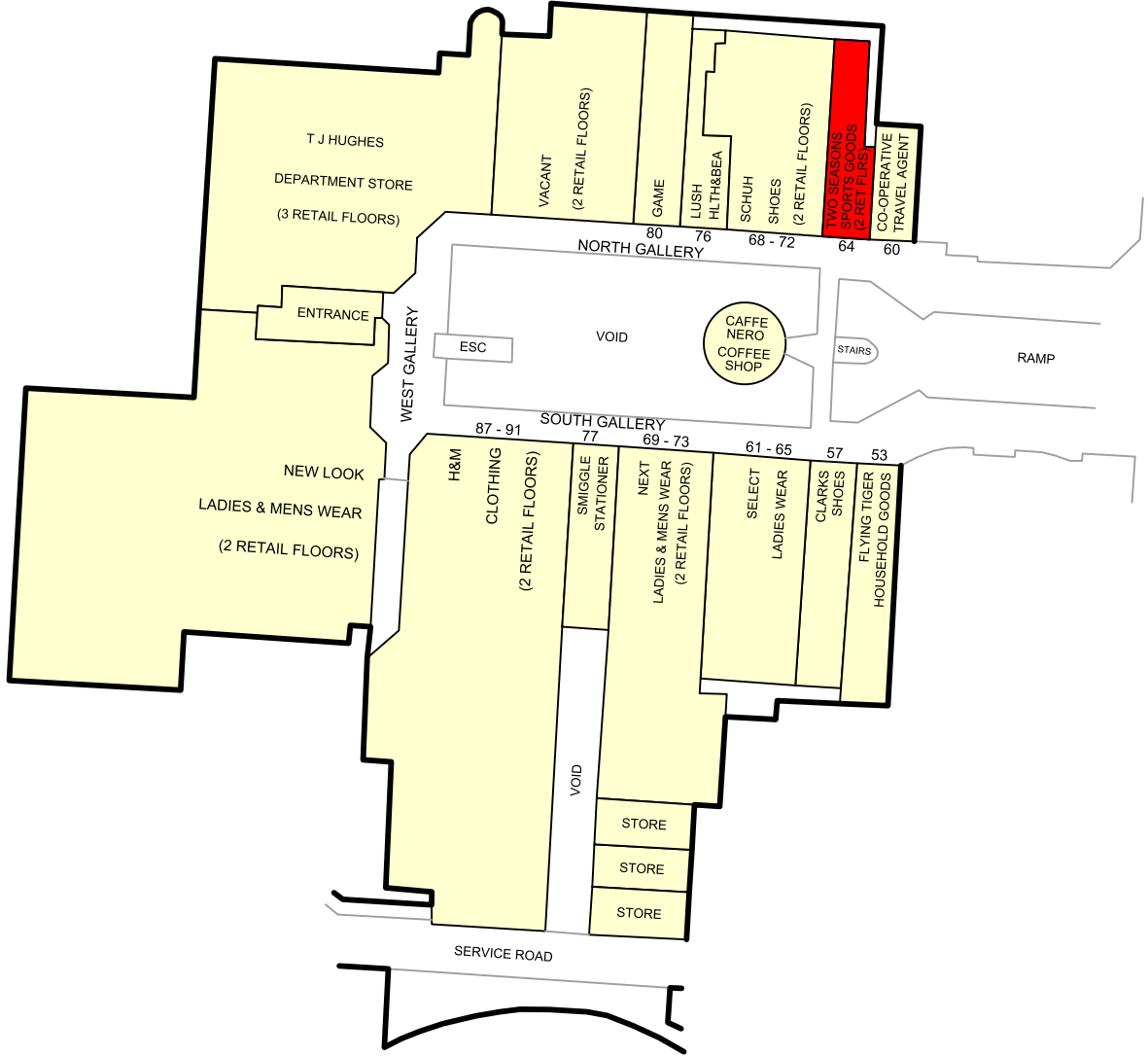
[claudio@as-retail.co.uk](mailto:claudio@as-retail.co.uk)

**OR JOINT AGENTS**

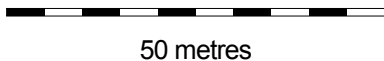
Wright Silverwood

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LOWER PRECINCT



Experian Goad Plan Created: 19/04/2017  
Created By: AS Retail Property Services Limited

