



COVENTRY

UNIT 66-78

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The unit sits in a prominent location within Lower Precinct Shopping Centre close to **TJ Hughes** and **Pizza Hut**. Other occupiers located with the centre include **H&M**, **Next**, **New Look**, **Smiggle**, **Clarks** and **Flying Tiger**.

Lower Precinct benefits from a weekly footfall of approximately 200,000 and a 524 space car park.

ACCOMMODATION

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

Ground Floor	8,000 sq ft	743.22 sq m
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This property may sub-divide further details upon request.

TERMS

The premises are available by way of a new lease for term of 10 years.

RENTAL

£95,000 per annum exclusive.

SERVICE CHARGE

Upon Application.

BUSINESS RATES

Rateable Value 2018	£130,000.00
Rates Payable 2019/2020 (Est.)	£65,520.00

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

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Will Stone

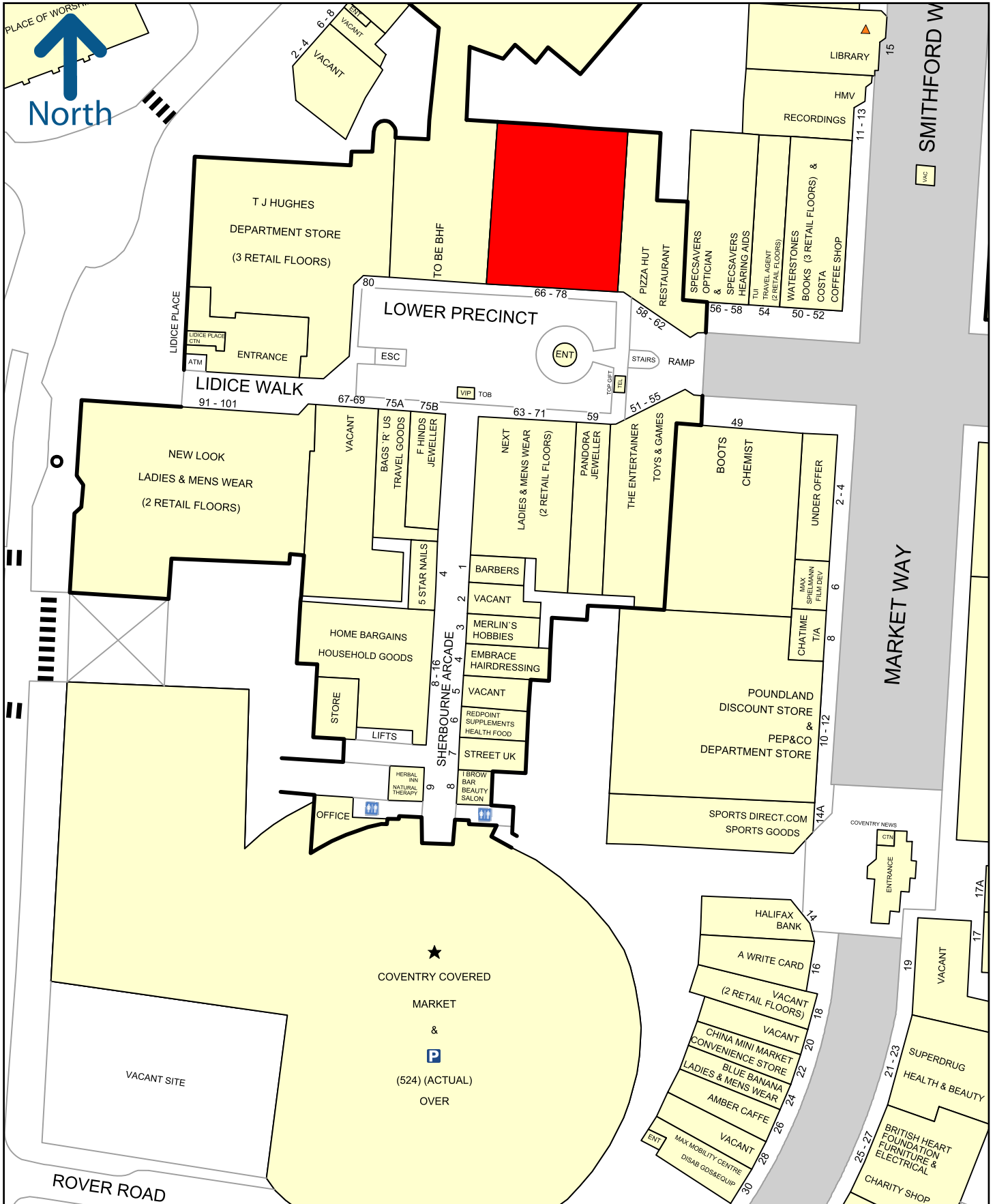
020 7287 2155

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OR JOINT AGENTS

Wright Silverwood - 0121 454 4004

Space Retail - 0345 900 3900



50 metres

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