



## COVENTRY

### UNIT 75 C/D

## SHERBOURNE ARCADE, LOWER PRECINCT SHOPPING CENTRE

### LOCATION

The premises sit in a busy location on the Lower Mall within the popular Sherbourne Arcade, immediately adjacent to **F Hinds** and **Home Bargains** and in close proximity to **Brillen**, **Merlin's Hobbies**, **Embrace Hairdressing** and **Mobile Factory**.

Other occupiers within Lower Precinct include **Next**, **H&M**, **The Entertainer**, **Pandora** and **River Island**. The centre also provides a 524 space car park.

### ACCOMMODATION

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

|                    |           |            |
|--------------------|-----------|------------|
| Ground Floor Sales | 711 sq ft | 66.05 sq m |
|--------------------|-----------|------------|

### TERMS

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

### RENTAL

£19,950 pax.

### SERVICE CHARGE

Service charge is approximately £8,262 for year-end December 2023.

### BUSINESS RATES

|                         |           |
|-------------------------|-----------|
| Rateable Value 2023     | £8,300.00 |
| Rates Payable 2023/2024 | £4,141.70 |

Interested parties are advised to check with the local rating authority.

### EPC

The property has a rating of D. The certificate is available on request

### FURTHER INFORMATION

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### OR JOINT AGENTS

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