

SHOP UNIT TO LET



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:

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Ground Floor Sales	711 sa ft	66.05 sa 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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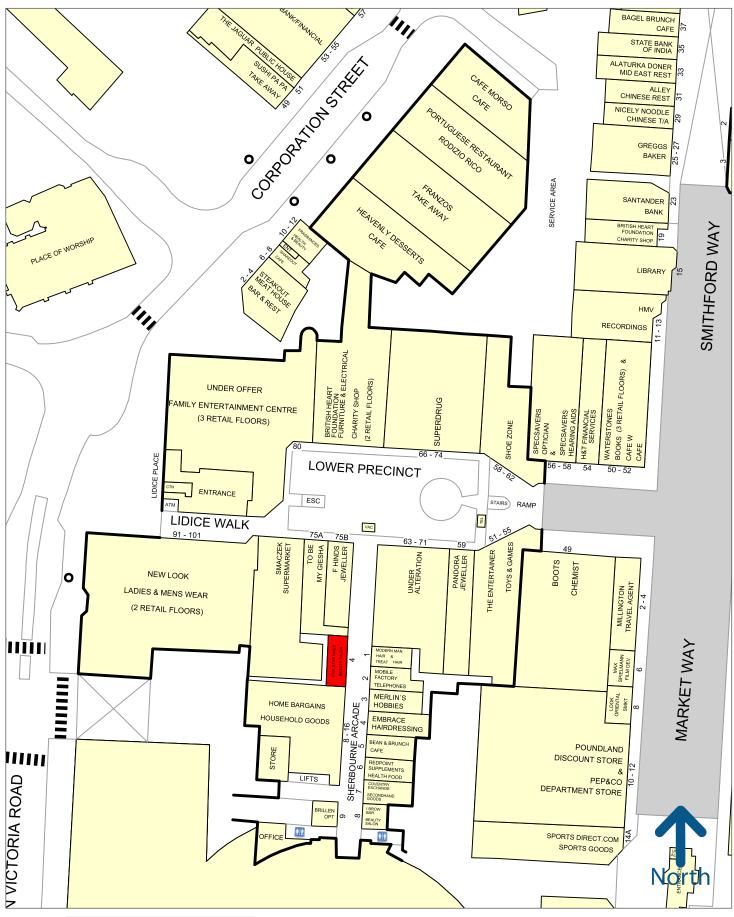
OR JOINT AGENTS

Wright Silverwood - 0121 454 4004 Space Retail - 0345 900 3900

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Experian Goad Plan Created: 14/12/2022 Created By: AS Retail Property Services Limited

