



COVENTRY

UNIT 75A

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises sit in a busy location on the Lower Mall on the South side of Lower Precinct Shopping Centre, immediately adjacent to **F Hinds** and **Poundworld**.

Other occupiers in the immediate vicinity include **Next**, **H&M**, **New Look**, **Select**, **TJ Hughes** and **Pandora**.

ACCOMMODATION

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

Ground Floor Sales	1,637 sq ft	152 sq m
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TERMS

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

RENTAL

£49,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £14,504 for the current year.

BUSINESS RATES

Rateable Value 2017	£40,750
Rates Payable 2017/2018	£19,520

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

EPC

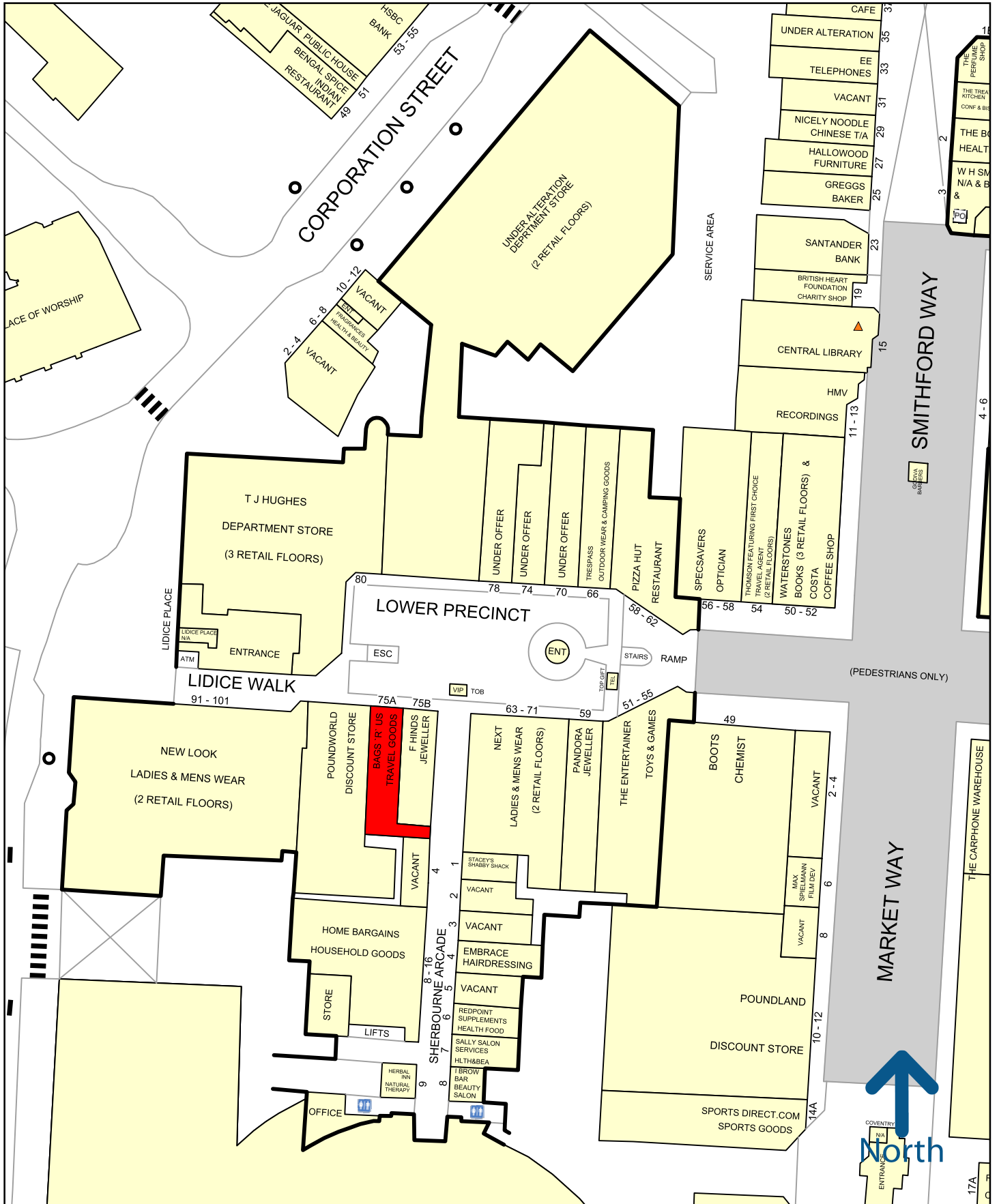
The property has a rating of D-82. The certificate is available on request.

FURTHER INFORMATION

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OR JOINT AGENTS

Wright Silverwood  
 Andy Benson/Scott Robertson  
 0121 454 4004



50 metres

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

