



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**, close to **New Look**.

Other occupiers in the immediate vicinity include **Next**, **H&M**, **The Entertainer**, **Smiggle**, **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 |
|--------------------|-------------|----------|

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 £15,000 for the current year.

BUSINESS RATES

| | |
|-------------------------|------------|
| Rateable Value 2019 | £40,750.00 |
| Rates Payable 2019/2020 | £20,008.25 |

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

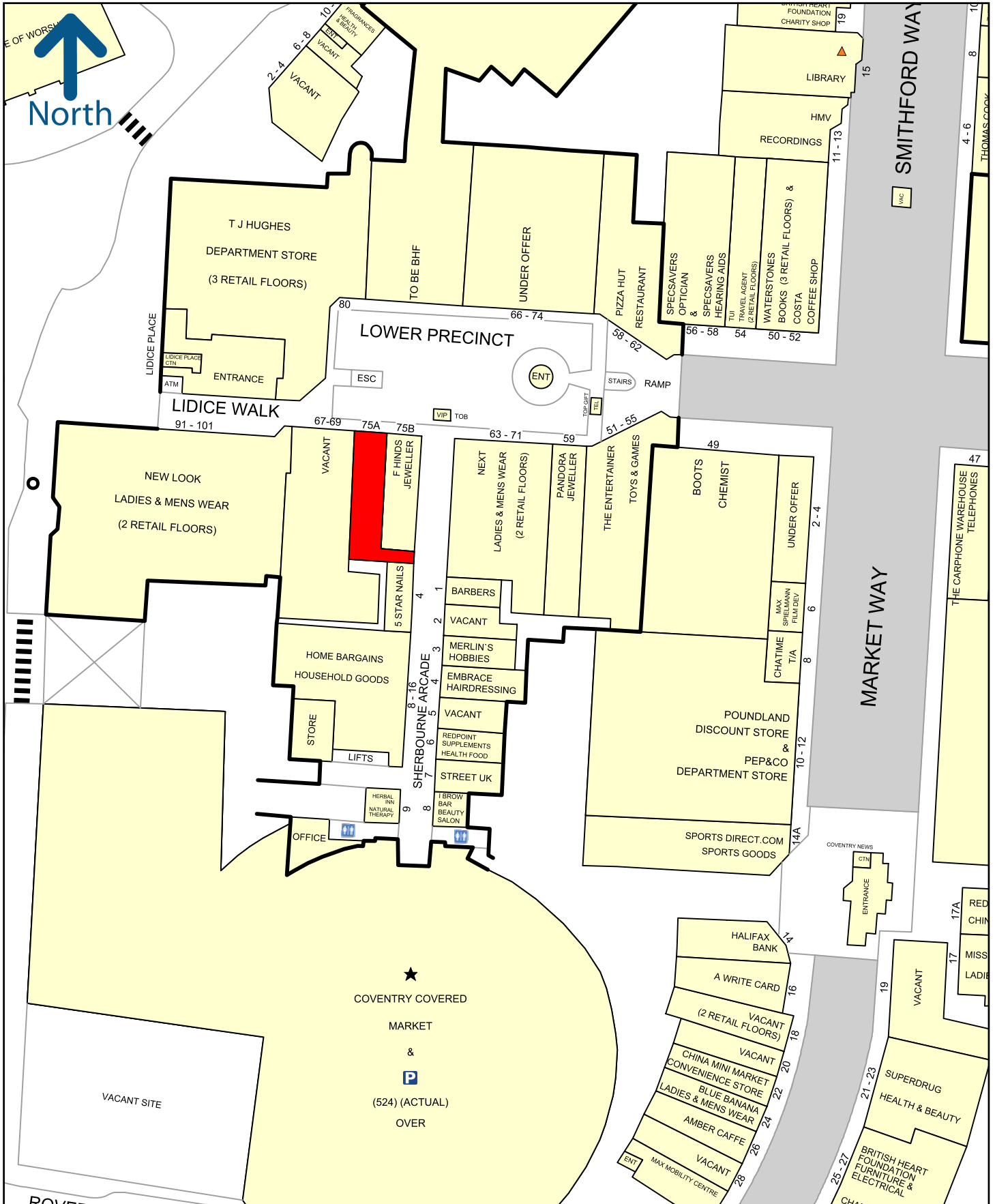
FURTHER INFORMATION

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OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 21/06/2019
Created By: AS Retail Property Services Limited

