



COVENTRY

Unit 9,
18 SHERBOURNE ARCADE

LOWER PRECINCT
SHOPPING CENTRE

LOCATION

The premises sit on the lower level of the shopping centre within the popular Sherbourne Arcade one of the main thoroughfares to one of the UK's leading indoor markets. Occupiers in Sherbourne Arcade include **Home Bargains**, **5 Star Nails** and **Street UK**.

Other occupiers in the scheme include; **Next**, **H&M**, **New Look**, **Pandora**, **TJ Hughes**, **F Hinds**, **Clarks** and **The Entertainer**. The centre also provides a 524 space car park. Pre-Covid the Lower Precinct benefitted from a weekly footfall of approximately 200,000 visitors.

Coventry has been awarded the UK City of Culture which commences May 2021 beginning 12 months of events that celebrate the city and its people.

ACCOMMODATION

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

| | | |
|--------------|-----------|-----------|
| Ground Floor | 595 sq ft | 55.3 sq m |
|--------------|-----------|-----------|

TERMS

The premises are available by way of a short term or permanent lease.

RENTAL

£9,500 per annum exclusive.

SERVICE CHARGE

An annual service charge is approximately £4,137 for the current year.

BUSINESS RATES

| | |
|-------------------------|-----------|
| Rateable Value 2020 | £9,700.00 |
| Rates Payable 2020/2021 | £4,879.10 |

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

EPC

The property has an EPC Rating of B.

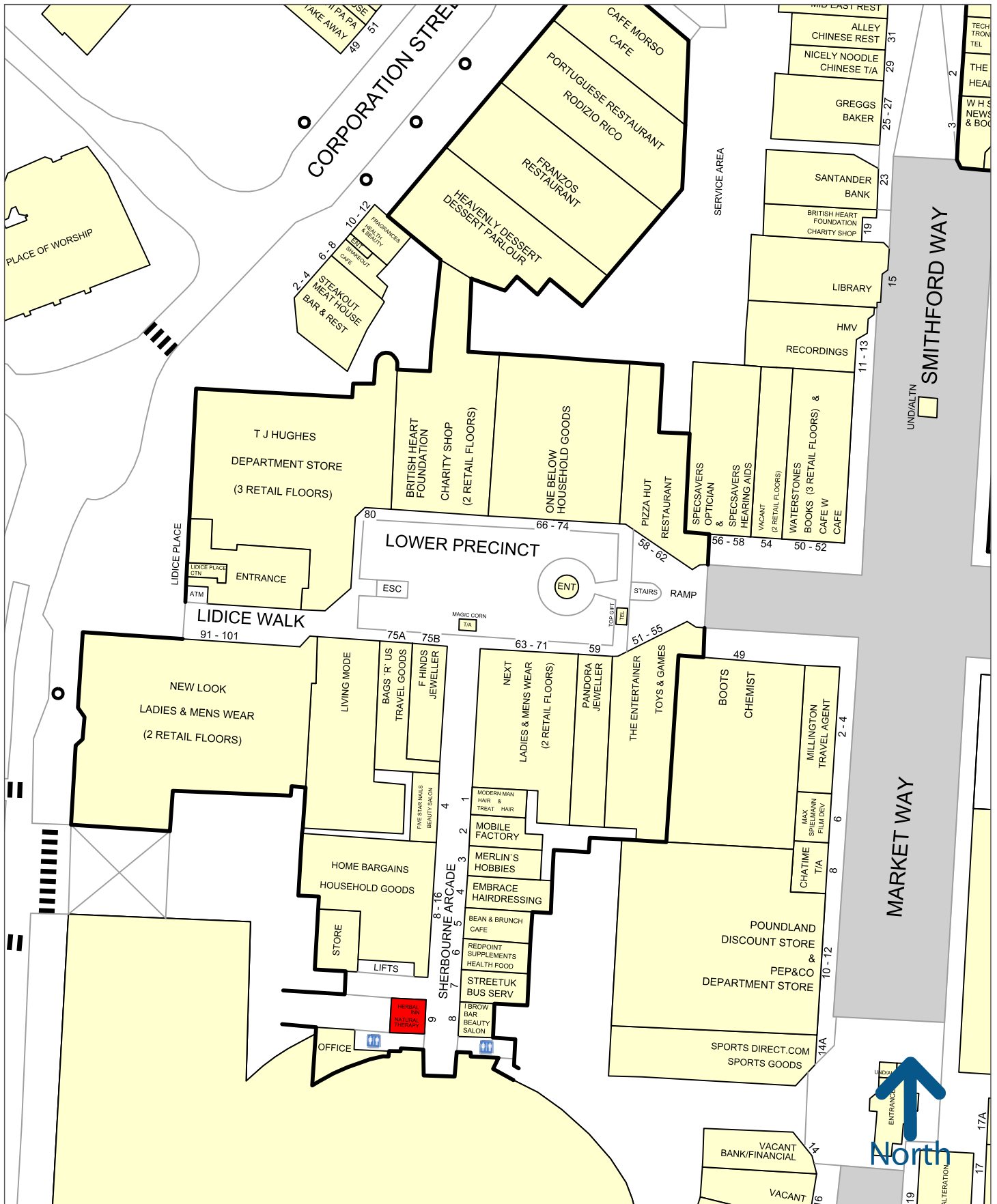
FURTHER INFORMATION

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

Charmi Patel
020 7287 2155 / 07498 484 586
charmi@as-retail.co.uk

OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 06/01/2021
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011