



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	152.08 sq m
--------------------	-------------	-------------

**TERMS**

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

**RENTAL**

£49,000 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £16,088 for the current year.

**BUSINESS RATES**

Rateable Value 2020	£40,750.00
Rates Payable 2020/2021	£20,497.25

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

**EPC**

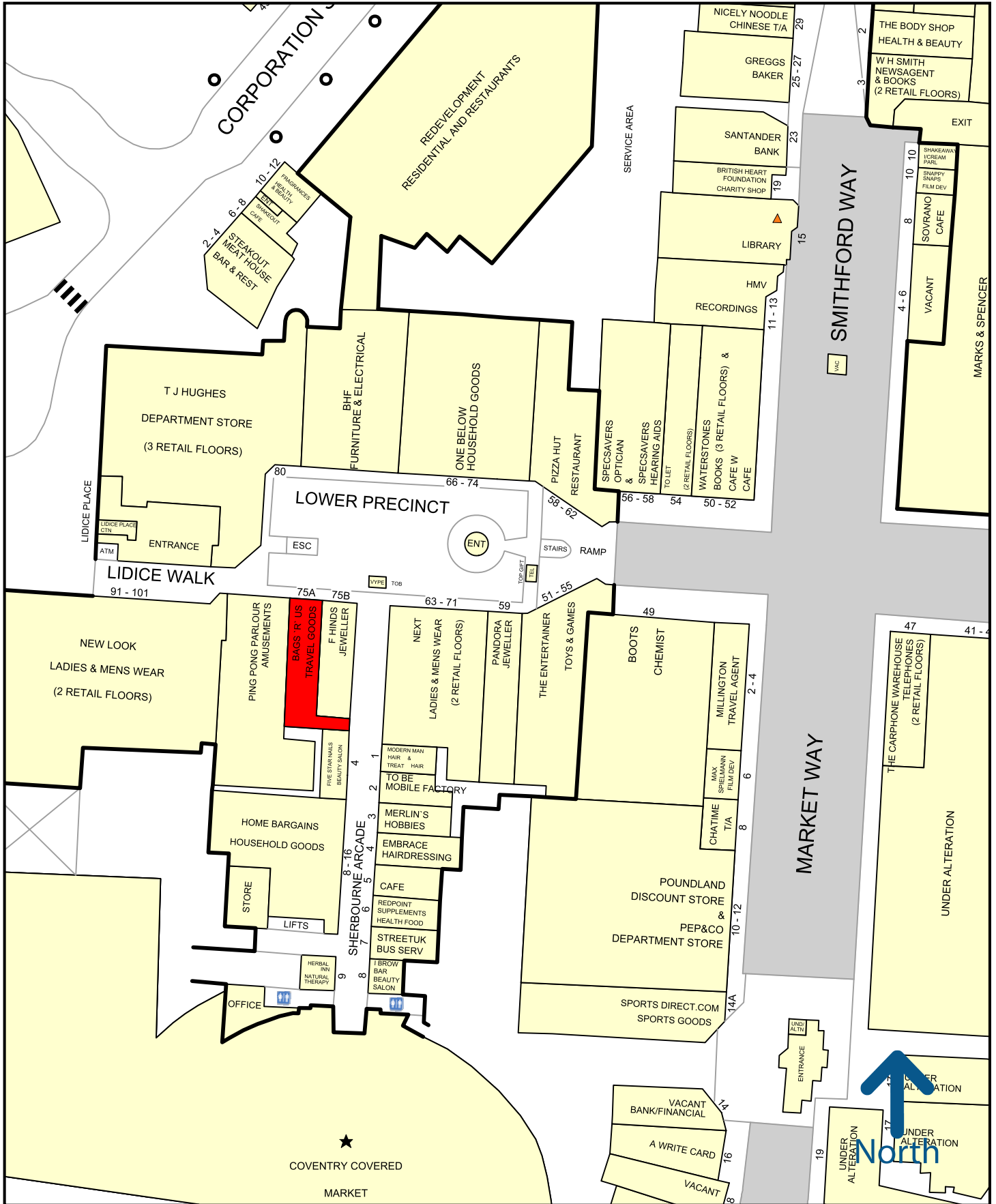
The property has a rating of D-82. The certificate is available on request

**FURTHER INFORMATION**

Andrew Shepherd      Charmi Patel  
 020 7287 2155      020 7287 2155  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)      [charmi@as-retail.co.uk](mailto:charmi@as-retail.co.uk)

**OR JOINT AGENTS**

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



50 metres

Experian Goad Plan Created: 26/03/2020  
Created By: AS Retail Property Services Limited

