



## COVENTRY

### UNIT 61-65

## LOWER PRECINCT SHOPPING CENTRE

### LOCATION

The premises are located in a prominent position on the upper mall within Lower Precinct Shopping Centre immediately adjacent to **Next**.

The Lower Precinct benefits from a weekly footfall of approximately 200,000 and a 524 space car park. Other occupiers located within the centre include **H&M, Pandora, TJ Hughes, Flying Tiger** and **The Entertainer**.

### ACCOMMODATION

The premises are arranged over the Ground and First Floor comprising the following approximate floor areas:

Ground Floor	4,049 sq ft	376 sq m
First Floor	3,998 sq ft	371 sq m

### TERMS

Available on a new effectively full repairing and insuring lease for a term of ten years.

### RENTAL

£ 125,000 per annum exclusive.

### SERVICE CHARGE

The annual service charge is approximately £66,451 for the current year.

### BUSINESS RATES

Rateable Value 2019	£97,000.00
Rates Payable 2019/2020	£47,821.00

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

### EPC

The property has an EPC Rating of C.

### FURTHER INFORMATION

Andrew Shepherd  
020 7287 2155

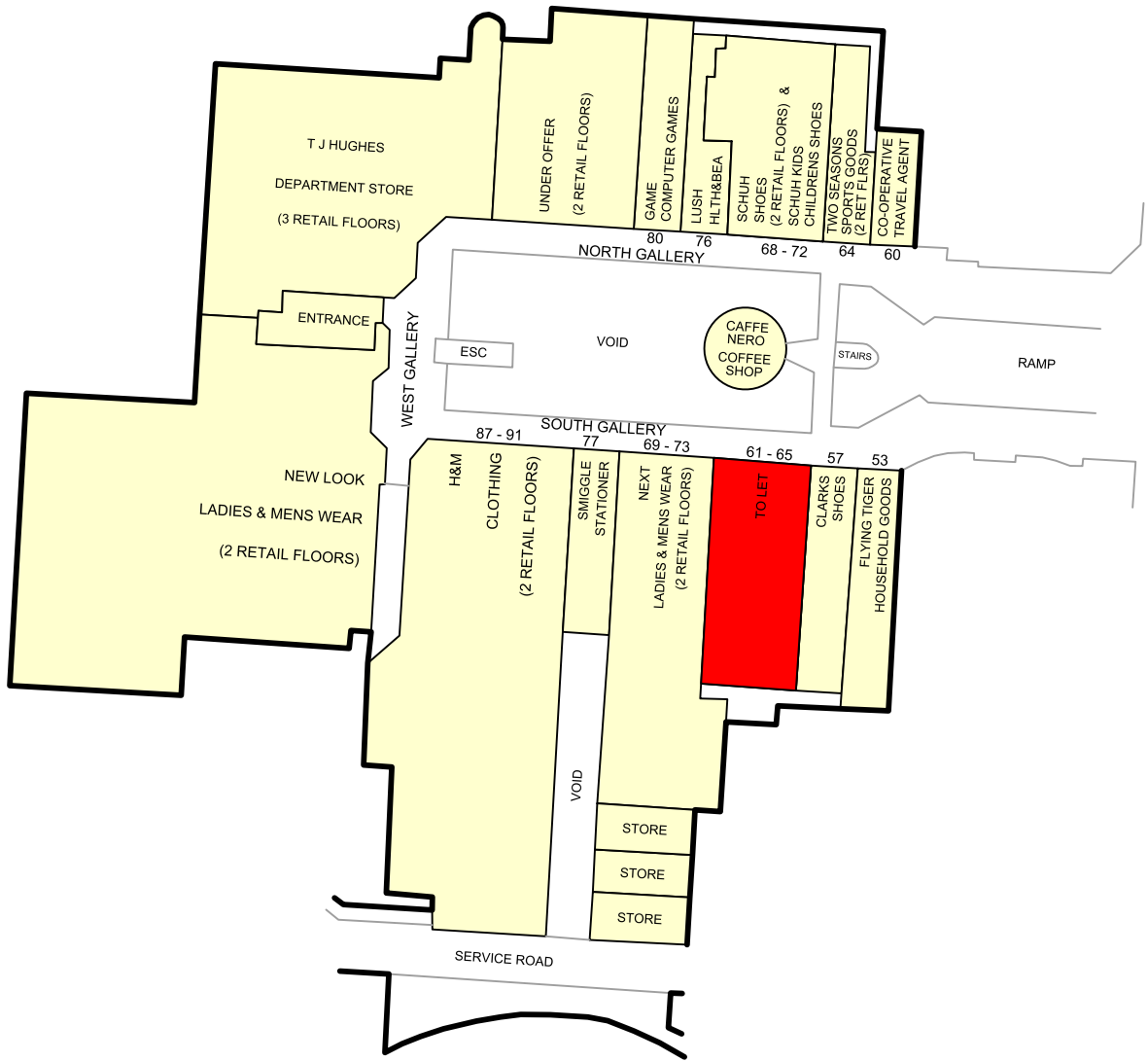
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)

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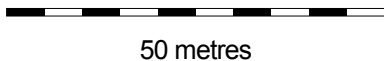
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### OR JOINT AGENTS

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



LOWER PRECINCT



Experian Goad Plan Created: 22/05/2019  
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