



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

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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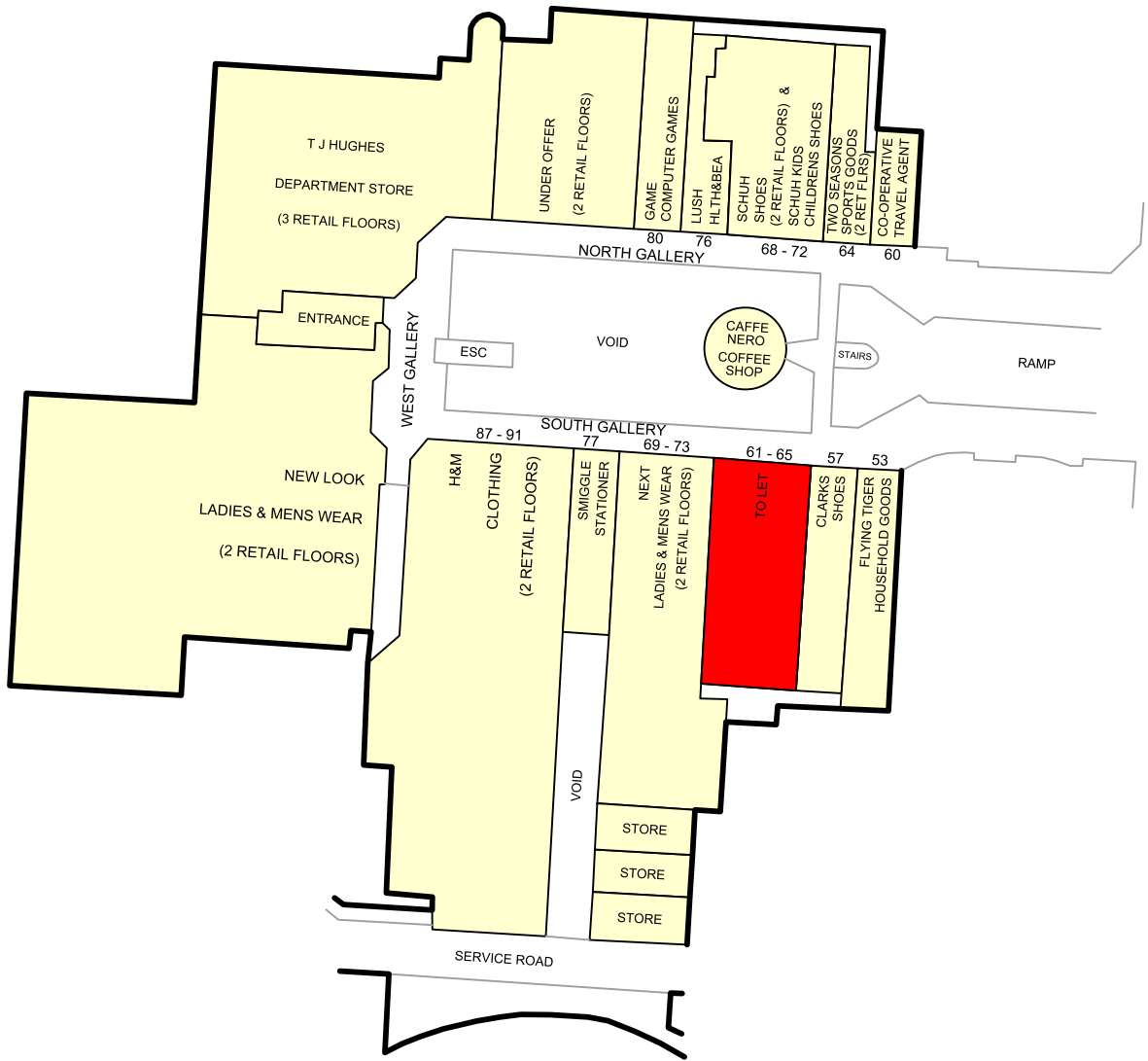
claudio@as-retail.co.uk

OR JOINT AGENTS

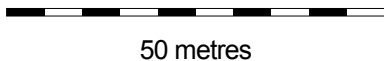
Wright Silverwood

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LOWER PRECINCT



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