



COVENTRY

UNIT 67-69

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises are located in a prominent position on the lower mall within Lower Precinct Shopping Centre immediately adjacent to **New Look** and opposite **TJ Hughes**.

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

ACCOMMODATION

The premises are arranged over the Ground Floor only.

Internal Width	39 ft 7 ins	12.08 m
Ground Floor	5,522 sq ft	513 sq m

TERMS

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

RENTAL

£85,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £50,000 for the current year.

BUSINESS RATES

Rateable Value 2018	£84,500.00
Rates Payable 2019/2020 (Est.)	£42,588.00

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

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Claudio Palmiero

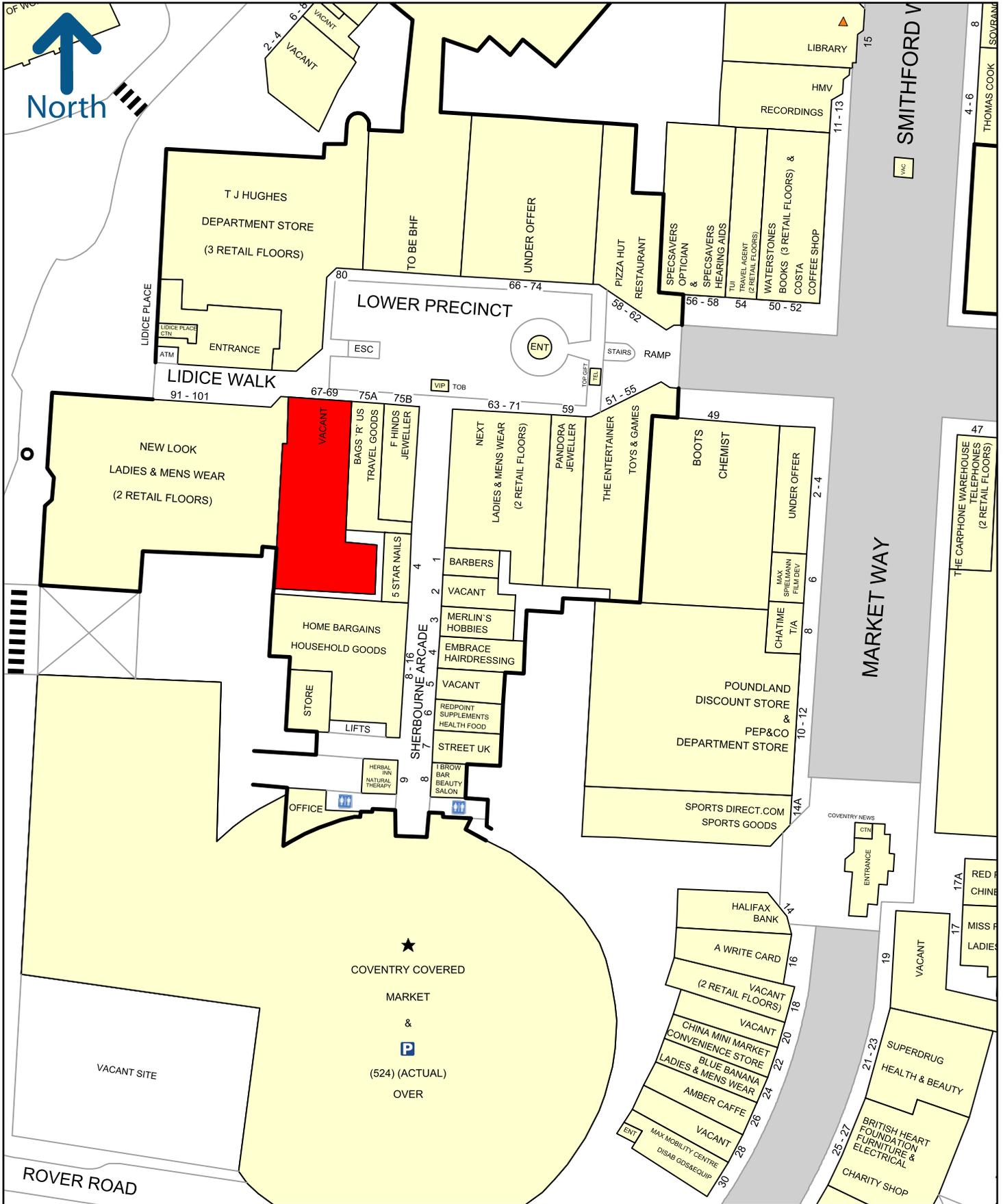
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OR JOINT AGENTS

Wright Silverwood - 0121 454 4004

Space Retail - 0345 900 3900



50 metres

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Created By: AS Retail Property Services Limited

