



COVENTRY

2 SHERBOURNE  
ARCADE

LOWER PRECINCT  
SHOPPING CENTRE

**LOCATION**

The premises sit in a prominent location within Sherbourne Arcade which acts as the link between Lower Precinct Shopping Centre and Coventry Market, adjacent to **Next** and **Stacey's Shabby Shack** and opposite **Home Bargains**.

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**, **Smiggle**, **Clarks**, **Select** and **The Entertainer**.

**ACCOMMODATION**

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

Ground Floor	674 sq ft	62.62 sq m
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**TERMS**

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

**RENTAL**

£15,000 per annum exclusive.

**SERVICE CHARGE**

An annual service charge is approximately £6,985 for the current year.

**BUSINESS RATES**

Rateable Value 2019	£12,750.00
Rates Payable 2019/2020	£6,260.25

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

**EPC**

The property has an EPC Rating of D

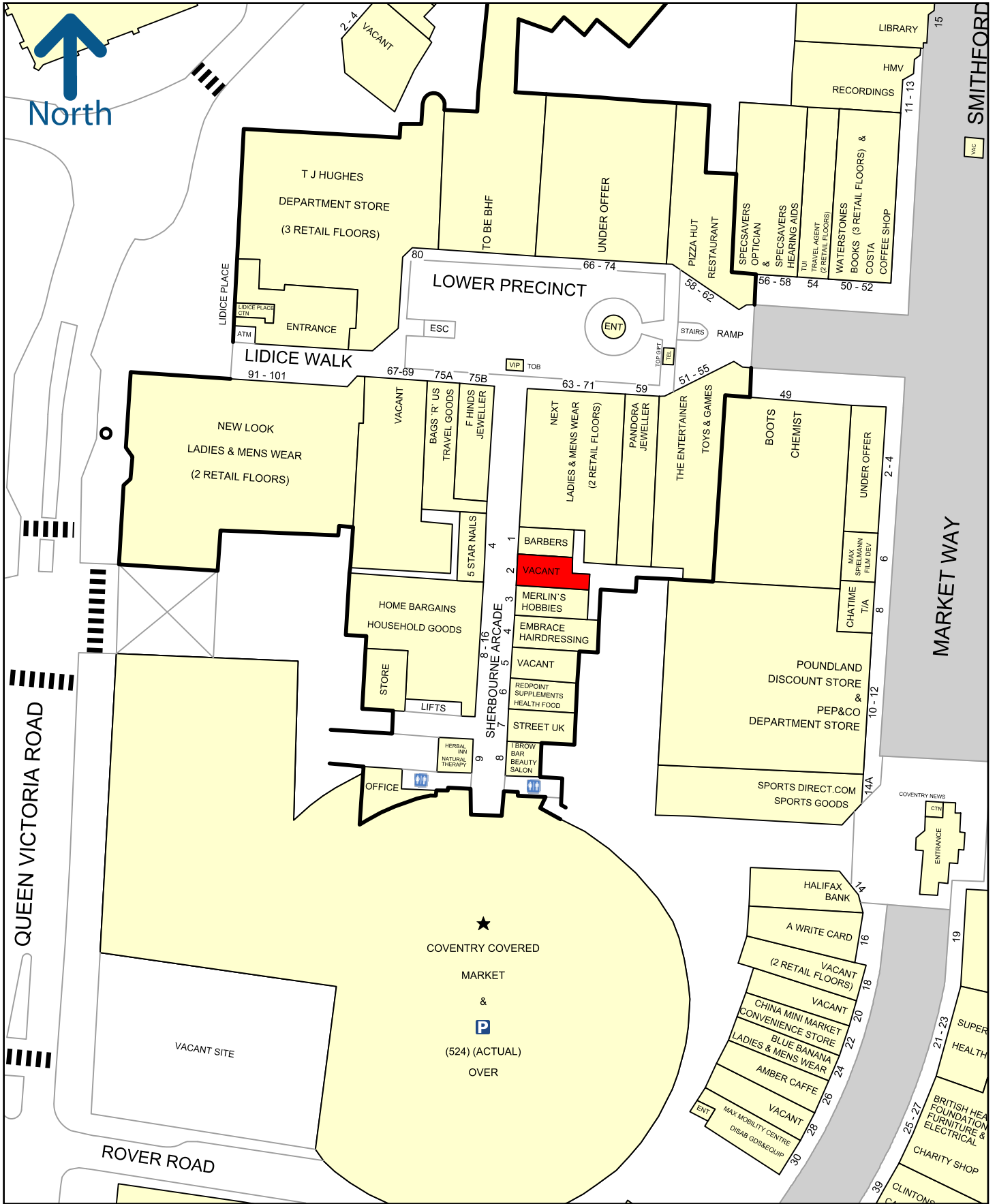
**FURTHER INFORMATION**

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**OR JOINT AGENTS**

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



50 metres

Experian Goad Plan Created: 21/06/2019  
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