



COVENTRY

UNIT 68

LOWER PRECINCT SHOPPING CENTRE

NEXT TO NEW CLARKS

LOCATION

The premises are located in a prominent position on the upper mall within Lower Precinct Shopping Centre, adjacent to Trespass and the new Clarks (opening Autumn 2020).

The Lower Precinct benefits from a strong weekly footfall and a 524 space car park. Other occupiers located within the centre include H&M, Pandora, Next, Flying Tiger and The Entertainer, with River Island signed for a 12,000 sq ft flagship store.

ACCOMMODATION

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

Internal Width	19ft 3ins	5.87 m
Shop Depth	55ft 6ins	16.9 m
Ground Floor	1,070 sq ft	99.4 sq m
Ground Floor Ancillary	265 sq ft	24.6 sq m
First Floor	1,227 sq ft	114.0 sq m

Areas and dimensions taken off plan - subject to on-site verification

TERMS

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

RENTAL

£49,500 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £28,114 for the current year.

BUSINESS RATES

Rateable Value 2020	To be confirmed
Rates Payable 2020/2021	To be confirmed

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

EPC

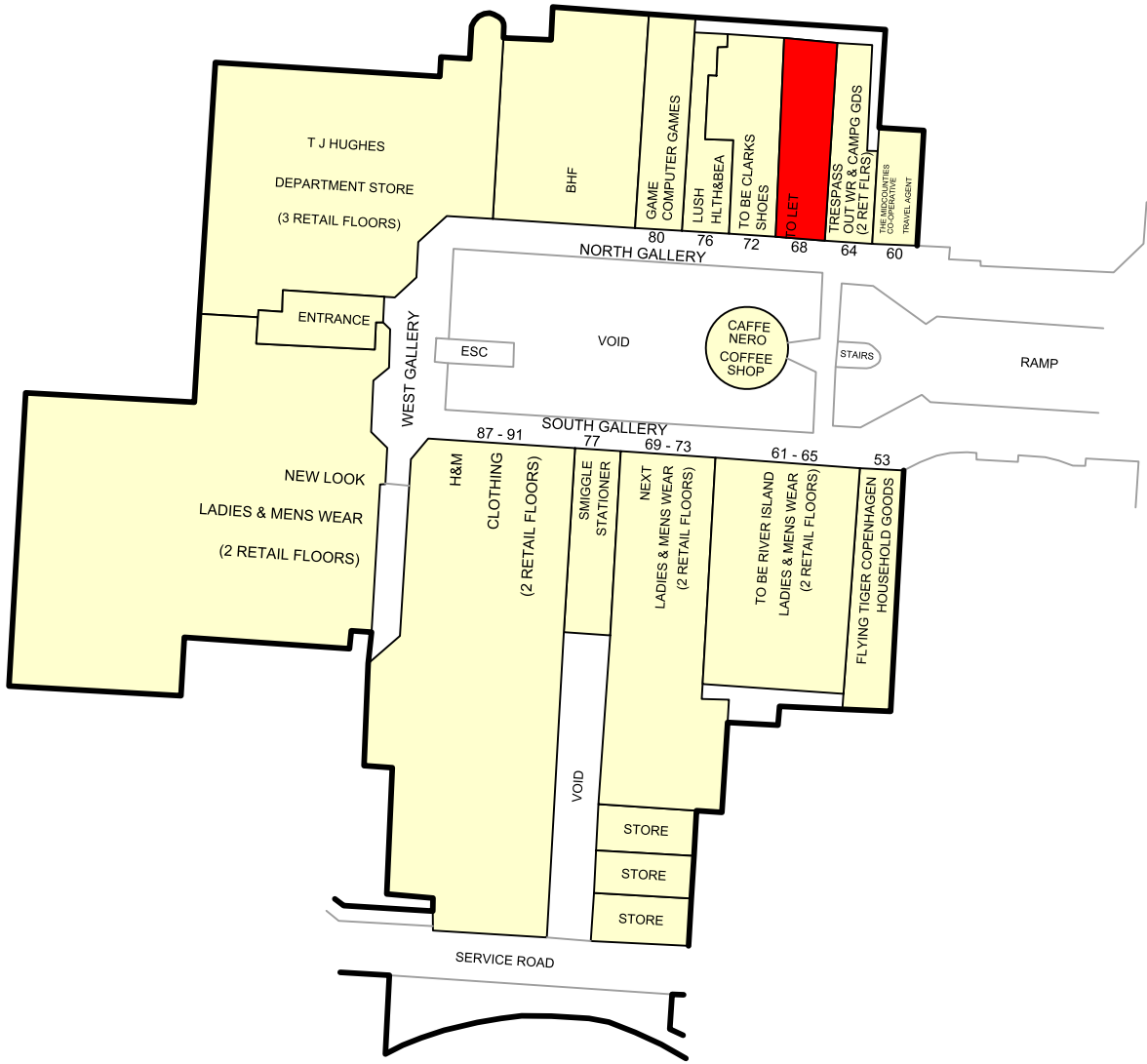
An EPC will be provided within the legal pack.

FURTHER INFORMATION

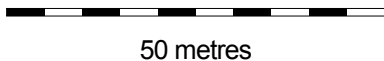
Andrew Shepherd Charmi Patel
 020 7287 2155 020 7287 2155
andrew@as-retail.co.uk charmi@as-retail.co.uk

OR JOINT AGENTS

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



LOWER PRECINCT



Experian Goad Plan Created: 28/09/2020
Created By: AS Retail Property Services Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011