



COVENTRY

**UNIT 58-62
LOWER PRECINCT
SHOPPING CENTRE**

Would suit other E Class Uses

LOCATION

The premises are located in a prominent position on the lower mall within Lower Precinct Shopping Centre immediately adjacent to **One Below** and opposite **The Entertainer**.

Pre-Covid the Lower Precinct benefitted from a weekly footfall of approximately 200,000 visitors. Other occupiers located within the centre include **H&M, Pandora, TJ Hughes, Flying Tiger, Next** and **Waterstones** with **River Island** coming soon. The centre also provides a 524 space car park.

ACCOMMODATION

The premises are arranged over the Ground comprising the following approximate floor areas;

Net Frontage	56 ft 6 ins	17.2 m
Dining Area	2,421 sq ft	225 sq m
Back of House	1,658 sq ft	154 sq m
Total	4,079 sq ft	379 sq m

TERMS

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

RENTAL

£47,500 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £38,508 for the current year.

BUSINESS RATES

Rateable Value 2020	£60,500
Rates Payable 2020/2021	£30,976

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

EPC

The property has an EPC Rating of F.

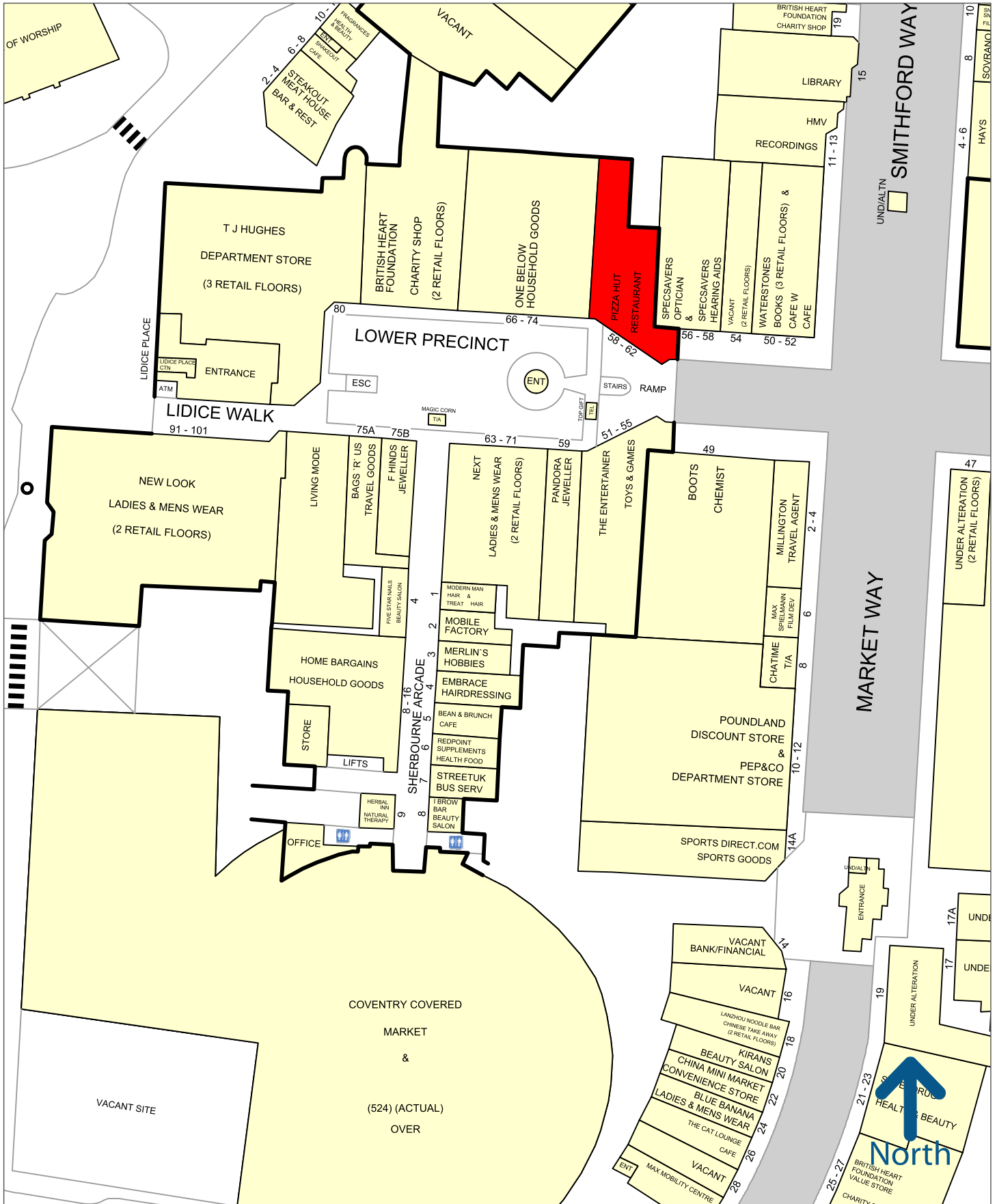
FURTHER INFORMATION

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

Charmi Patel
020 7287 2155 / 07498 484 586
charmi@as-retail.co.uk

OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 10/11/2020
Created By: AS Retail Property Services Limited



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