



COVENTRY

MSU A
LOWER PRECINCT
SHOPPING CENTRE

LOCATION

The premises are located in a prominent position in the heart of Lower Precinct Shopping Centre where occupiers include New Look, H&M, Next, a newly relocated Clarks and a 13,000 sq ft River Island and River Island Kids. Other occupiers located within the centre include Pandora, Flying Tiger and Next. The centre also provides a 524 space car park. Pre-Covid the Lower Precinct benefitted from a weekly footfall of approximately 200,000 visitors.

Coventry has been awarded the UK City of Culture which commenced in May 2021 beginning 12 months of events that celebrate the city and its people.

ACCOMMODATION

The premises will be arranged over Ground Floor only providing the following approximate floor areas:

Gross Internal Area:	12,831 sq ft	1,192 sq m
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TERMS

Available on pop-up/flexible terms.

RENTAL

Rent on application.

SERVICE CHARGE

Further details on request.

BUSINESS RATES

Rateable Value 2020	To be assessed
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Rates Payable 2020/2021	To be assessed
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Up to 66% rates 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.

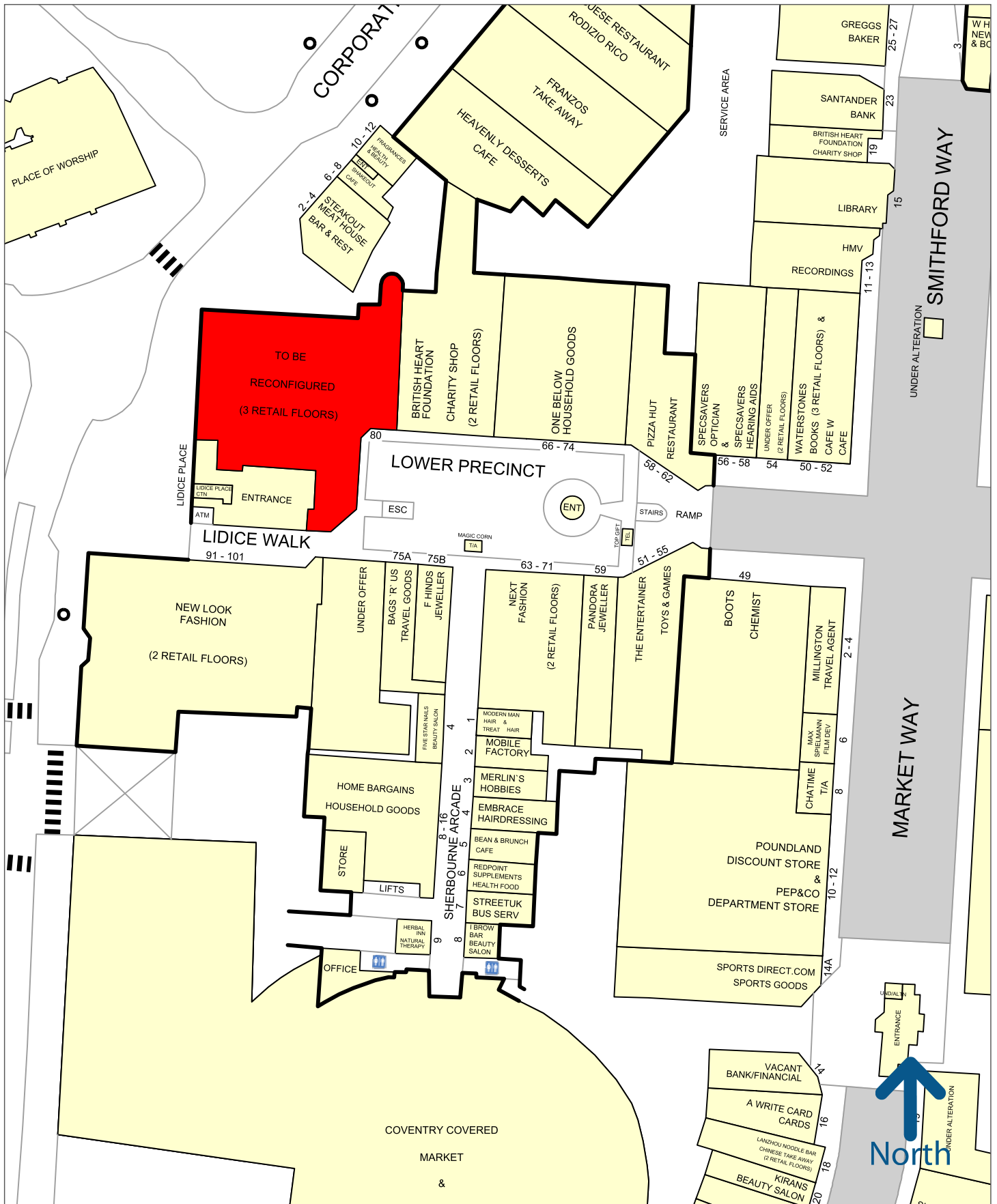
FURTHER INFORMATION

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OR JOINT AGENTS

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



50 metres

Experian Goad Plan Created: 14/07/2021
Created By: AS Retail Property Services Limited



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