



COVENTRY

9 SHERBOURNE ARCADE, LOWER PRECINCT SHOPPING CENTRE

LOCATION

Lower Precinct Shopping Centre is the dominant shopping centre in central Coventry and totals over 200,000 sq ft of retail space. The centre benefits from an annual footfall of circa 10 million people.

The premises sit in a prominent location within Sherbourne Arcade which acts as the link between Lower Precinct Shopping Centre and Coventry Market. Nearby retailers include Superdrug, Home Bargains and F Hinds.

ACCOMMODATION

Arranged over ground floor only the unit comprises the following approximate floor areas: -

Ground Floor Sales	595 sq ft	55.3 sq m
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TERMS

Subject to securing vacant possession the property is available on a new FRI lease for a term to be agreed.

QUOTING RENT

£15,000 pax.

SERVICE CHARGE

The Service charge for the current year is £4,891.

BUSINESS RATES

Rateable Value	£7,000
Rates Payable 2023/2024	£3,493

Interested parties are advised to check with the local rating authority.

EPC

The property has an EPC Rating of D.

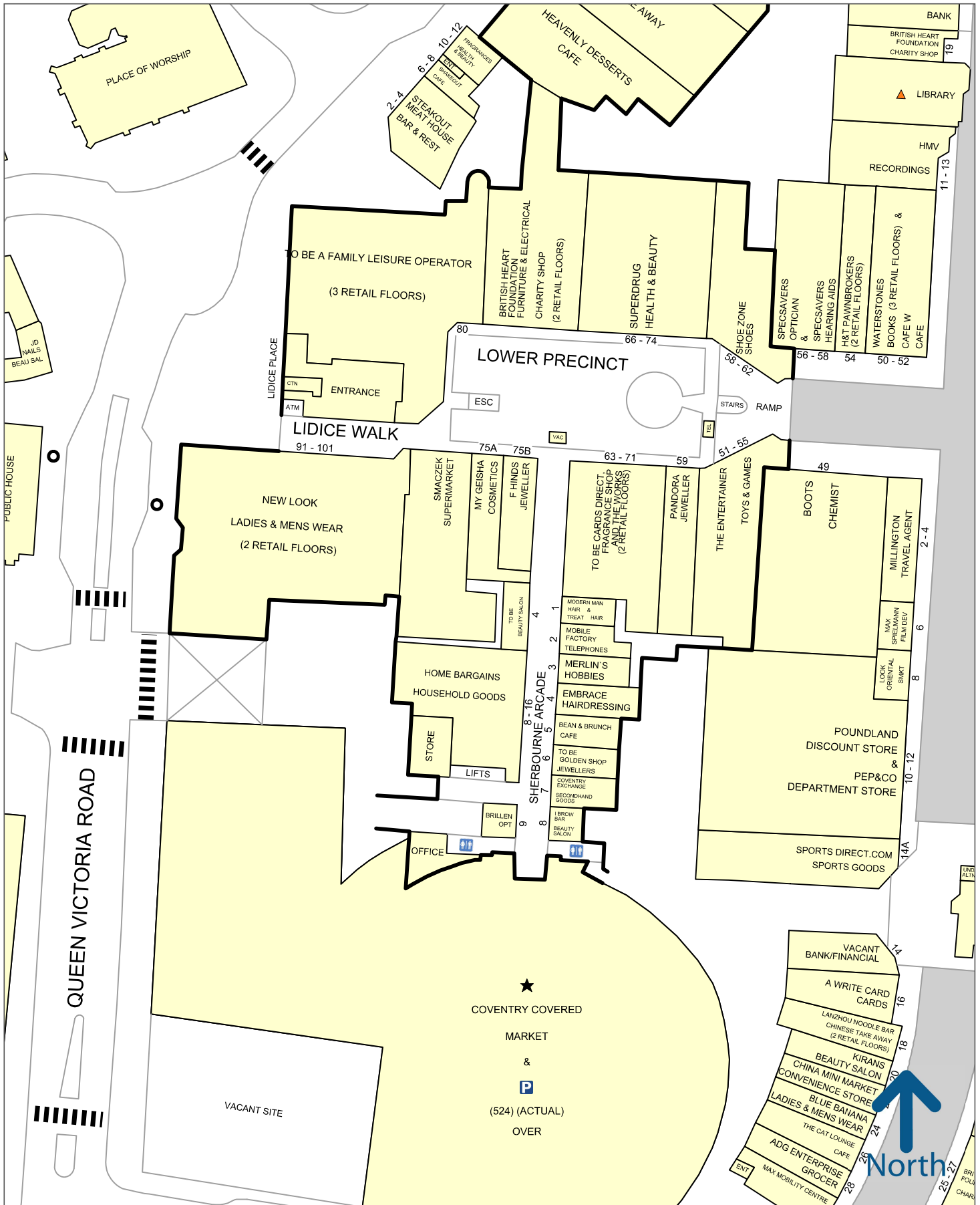
FURTHER INFORMATION

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JOINT AGENTS

Wright Silverwood - 0121 410 5546
Space Retail - 0345 900 3900



50 metres

Experian Goad Plan Created: 03/10/2023
Created By: AS Retail Property Services Limited



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