

PRIME UNIT TO LET



DESCRIPTION & LOCATION

The premises occupy a prime position immediately adjacent to **F Hinds and Delikatesy Smaczek**. Lower Precinct benefits from a strong weekly footfall and a 524-space car park.

Other occupiers located within the centre include **New Look, H&M, River Island, The Works, Cards Direct** and **The Fragrance Shop**.

ACCOMMODATION

The premises are arranged over ground and first floors and provide the following approximate areas and dimensions:-

| | | |
|----------------|-------------|-------------|
| Internal Width | 19 ft 8 ins | 6 m |
| Shop Depth | 79 ft | 24.1 m |
| Ground Floor | 1,637 sq ft | 152.08 sq m |

TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

FURTHER INFORMATION

Ollie Haxton
020 7287 2155 / 07443 438 192
ollie@as-retail.co.uk

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

COVENTRY

75A LOWER PRECINCT SHOPPING CENTRE

RENTAL

£47,500 per annum exclusive.

SERVICE CHARGE

The service charge for the current budget year is approximately £12,000.

BUSINESS RATES

| | |
|--------------------------------|------------|
| Rateable Value from April 2026 | £44,250.00 |
| Rates Payable 2026/2027 | £16,903.50 |

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The EPC rating for this unit is D.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

JOINT AGENTS

Wright Silverwood 0121 410 5546

