LOWER PRECINCT
COVENTRY

# KIOSK, STREET FOOD COMMERCIALISATION OPPORTUNITIES

## VARIOUS SIZE KIOSK PITCHES




FLIPOUT · The Entertainer · PANDORA · H&M · RIVER ISLAND · Superdrug · NEW LOOK · shoezone · home bargains

Lower Precinct Shopping Centre, Coventry, West Midlands, CV1 1NQ

# M LOWER PRECINCT










## DESCRIPTION

Kiosk pitch commercialisation opportunities available now. Benefit from strong shopper footfall, high visibility and a vibrant retail environment that helps businesses connect directly with shoppers.

M Lower Precinct is located in Coventry. With various national tenants ranging from Home Bargains, Pandora and River Island, to Superdrug and The Entertainer, the shopping centre is a vibrant mix of retail, food and leisure for the community.

- Indoor shopping environment
- Large retail units with prominent frontage
- Car park provide 525 parking spaces

## RENT

From £750 + VAT per month upwards (inclusive of service charge/insurance).

## RATES

The Tenant will be responsible for the payment of Rates to the Local Authority.

## SERVICES

Certain pitches have access to electricity and water connections. Further details are available upon request.

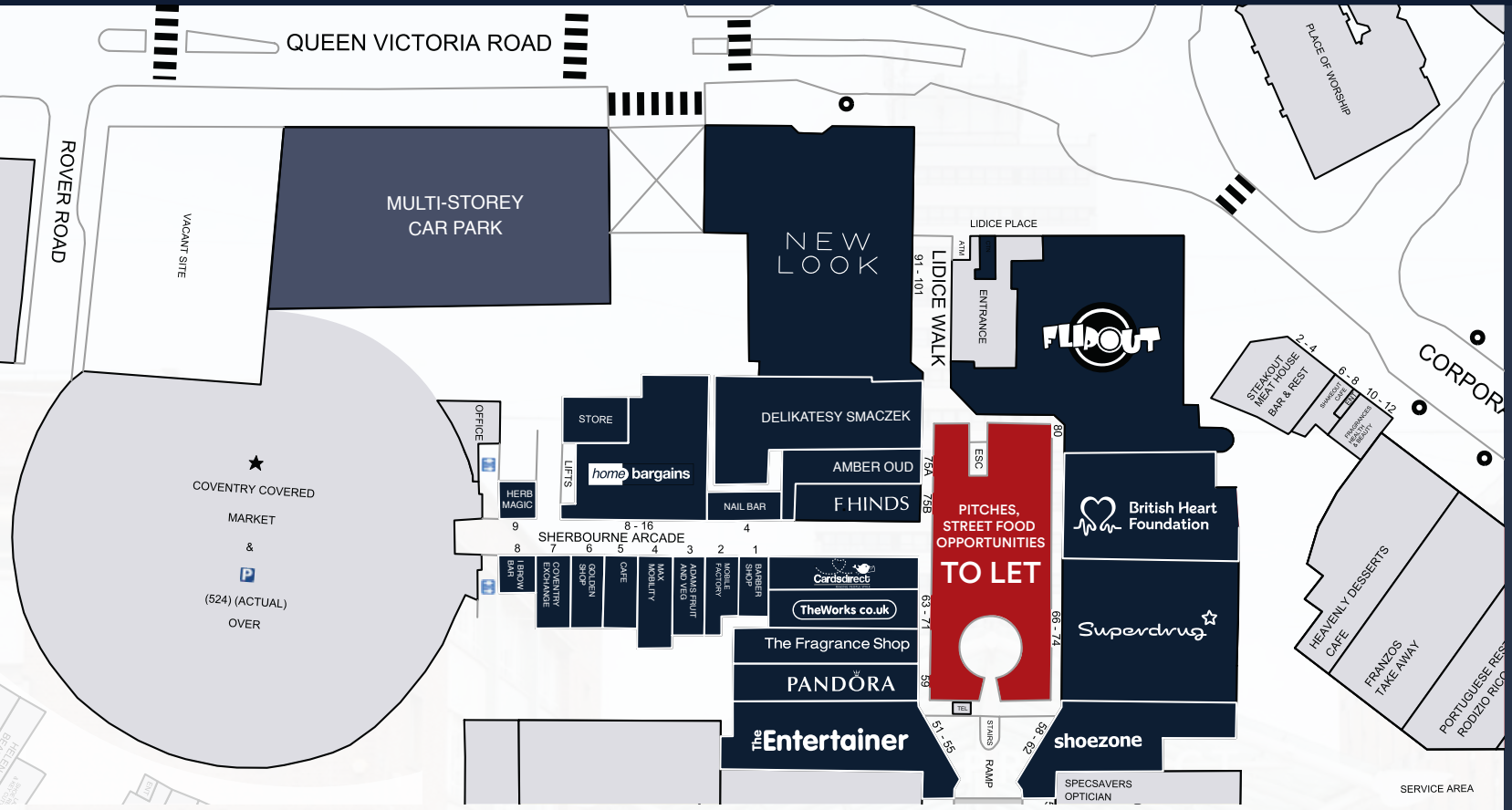
## PLANNING

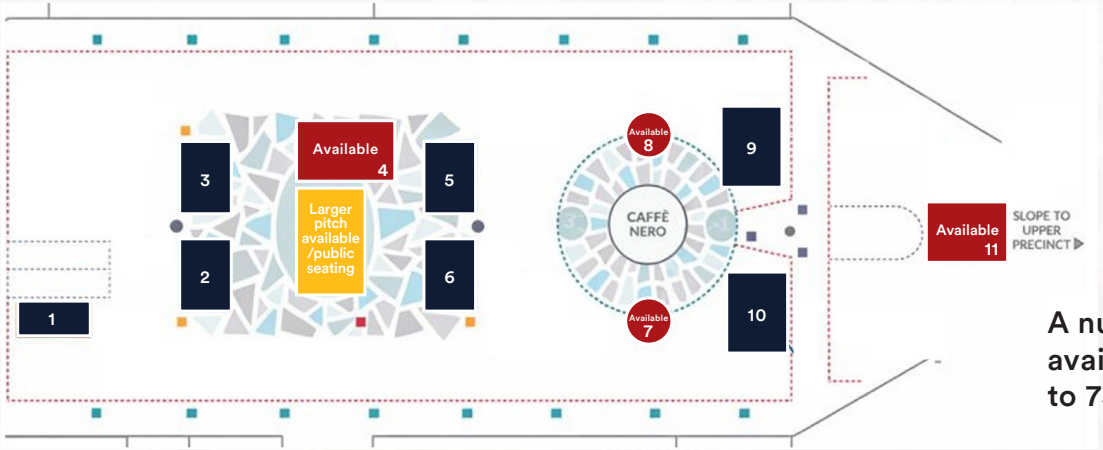
An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

# M LOWER PRECINCT




**A number of pitches are available from 150 sq.ft (15 sq.m) to 750 sq.ft (75 sq.m)**

**457k** Catchment Population
within a 20 minute drive time

**3.42m** Catchment Population
within a 45 minute drive time

H&M NEW LOOK
Anchored by H&M and New Look stores

**8.2m**
Annual Footfall in 2024

**221,986 sq.ft**
Total Development

# LOCATION

Coventry is a major economic centre and the second largest city in the West Midlands after Birmingham.

Coventry has excellent road communications to nearby towns and cities. Motorways and major arterial roads, including the M6, M69 and M40, connect the city to surrounding centres such as Warwick (26 minutes), Birmingham (32 minutes), Rugby (26 minutes) and Leamington Spa (23 minutes). Birmingham Airport is located 10 miles away, with journey times of just 19 minutes from the airport to Coventry City Centre by train.

Lower Precinct benefits from a strong weekly footfall and a 525 space car park. Other occupiers located within the centre include New Look, H&M, River Island with new lettings including Putt Putt Social, The Works, Cards Direct and The Fragrance Shop.







## SERVICES

- Toilet Facilites
- Baby Changing
- 525 Car Parking Spaces
- Lockers
  InPost

mcoreproperty.com

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