

SHOP UNIT TO LET

**UNIT 70
LOWER PRECINCT
SHOPPING CENTRE
COVENTRY**



LOCATION

The premises sit in a prominent location on the Lower Mall on the North side of Lower Precinct Shopping Centre, immediately adjacent to **Trespass** and close to **TJ Hughes** and **Pizza Hut**. Other occupiers in the immediate vicinity include **Pandora**, **Next**, **New Look** and **The Entertainer**.

DESCRIPTION

The premises are arranged at ground floor level.

ACCOMMODATION

The premises provide the following approximate floor areas:-

Ground Floor Sales	185m ² 1,995 sq ft
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LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£40,000 pax.

RATES

Rateable Value	£66,000
Rate In The (16/17)	0.497
Rates Payable	£32,802

We advise all interested parties should verify the above information with the Local Authority.

EPC

The property has a rating of C-72. The certificate is available upon request.

SERVICE CHARGE

The annual service charge is approximately £17,500 for the current year.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the Joint Agents:-

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Scott Robertson
DDI: 0121 410 5545
Email: srobertson@wrightsilverwood.co.uk

Or

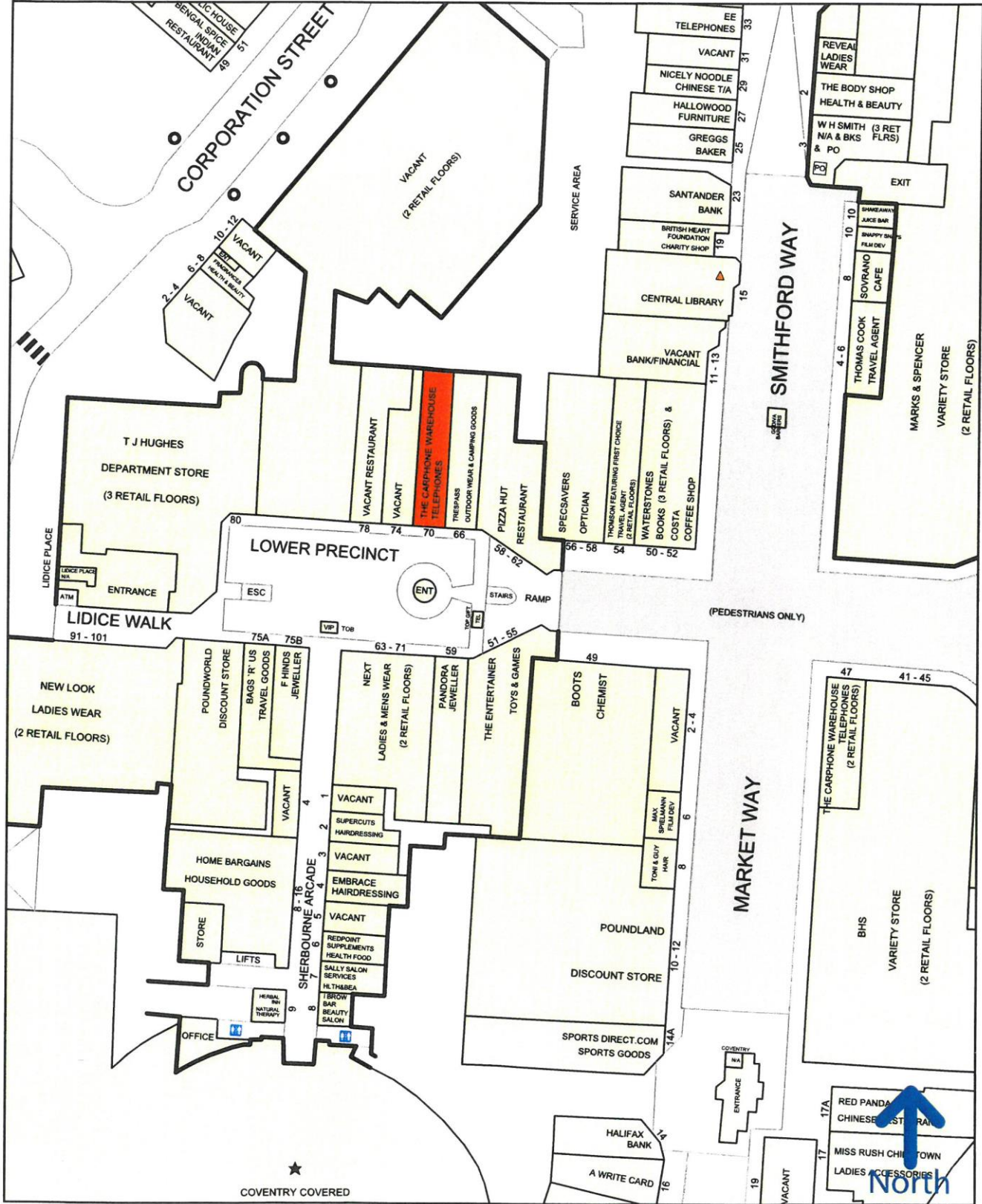
Andrew Shepherd
AS Retail
Email: andrew@as-retail.co.uk

James Jenkins
AS Retail
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**All transactions are stated exclusive of VAT
Subject to Contract**

October 2016

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