

TO LET

RETAIL UNIT AVAILABLE (DUE TO RELOCATION)

COVENTRY

58 Broadgate, CV1 1NF



Key Highlights

- Coventry is located in the midlands 20 miles south east of Birmingham and 10 miles north of Leamington Spa. The City is the 12th largest city in the UK and benefits from a resident population of 770,000.
- The subject property is situated in the heart of Coventry on the busy pedestrianised Broadgate Square.
- Directly adjacent to the property are **Topshop** and **Nationwide** with other nearby retailers including **Primark, Ernest Jones, O2** and **H Samuel**. Also directly opposite is the Cathedral Lanes Shopping Centre, home to a number of well known F&B operators.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The premises are arranged over the ground floor and basement providing the following approximate net internal floor areas:

Ground Floor:	913 sq ft	84.8 sq m
Basement	883 sq ft	82.0 sq m

Rent

£65,000 per annum.

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value: £46,500

UBR (2020/2021): £0.499

Rates Payable: £23,204

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

Service Charge

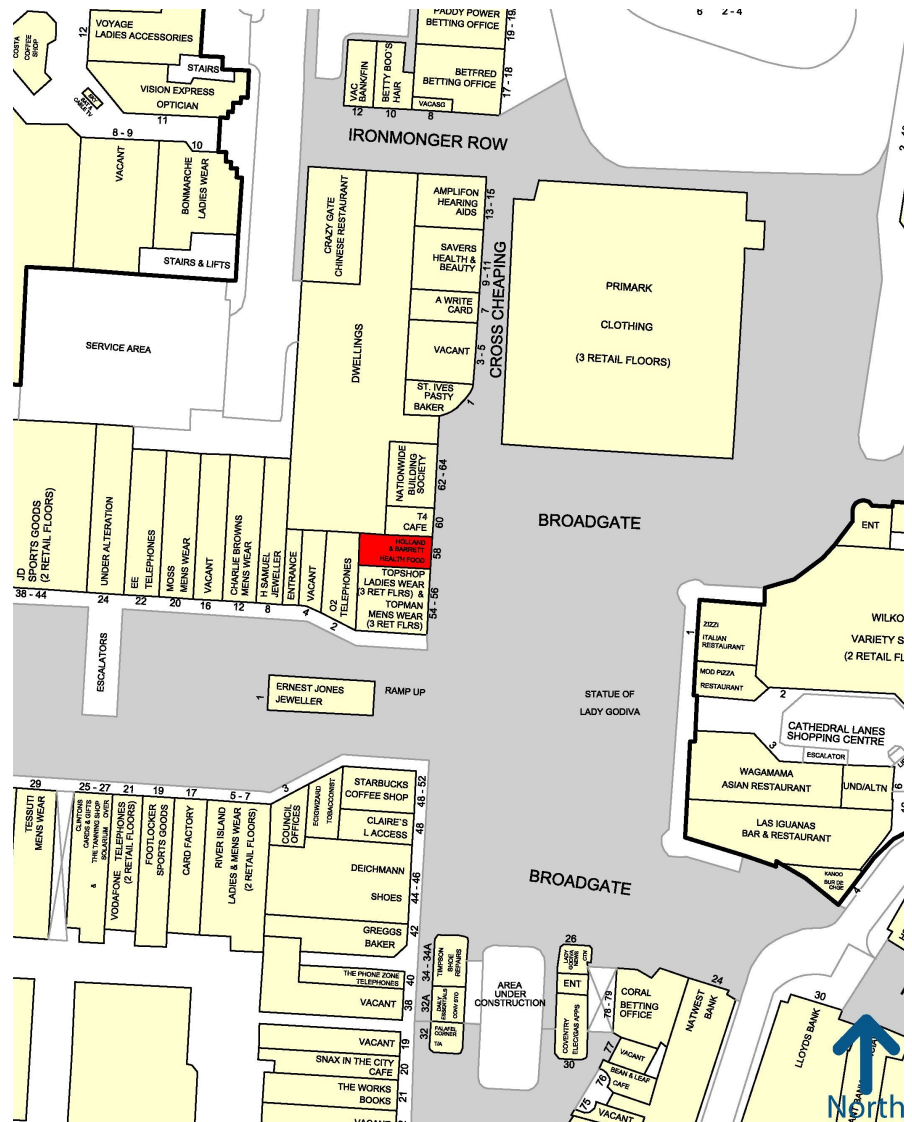
The on account service charge for 2020/21 is £5,180.

EPC Rating

D-78

Further Information & Viewing

Viewing strictly by prior arrangement with Savills or our Joint Agents BWD.



Contact

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