

New Lease Opportunity

LEISURE OPPORTUNITY COVENTRY UNIT 10, CATHEDRAL LANES



KEY HIGHLIGHTS

Cathedral Lanes is Coventry's premier leisure and retail destination, attracting footfall from Coventry's c. 360,000 strong population.

Phase 1 of the scheme opened in September 2015, with **Wagamama**, **Las Iguanas** and **Cosy Club** continuing to trade strongly.

Phase 2 includes **The Botanist**, **Bistrot Pierre MOD Pizza** and **Zizzi**. New additions **Turtle Bay** and **Wanyoo** (e-sports café) are to follow shortly.

Botanist's opening in December was one of their best ever and in the run up to Christmas, turnover was second only to Manchester and Newcastle.

The premises are arranged over lower ground and upper ground levels with the possibility of a split on the upper ground floor to provide the following approximate floor areas:

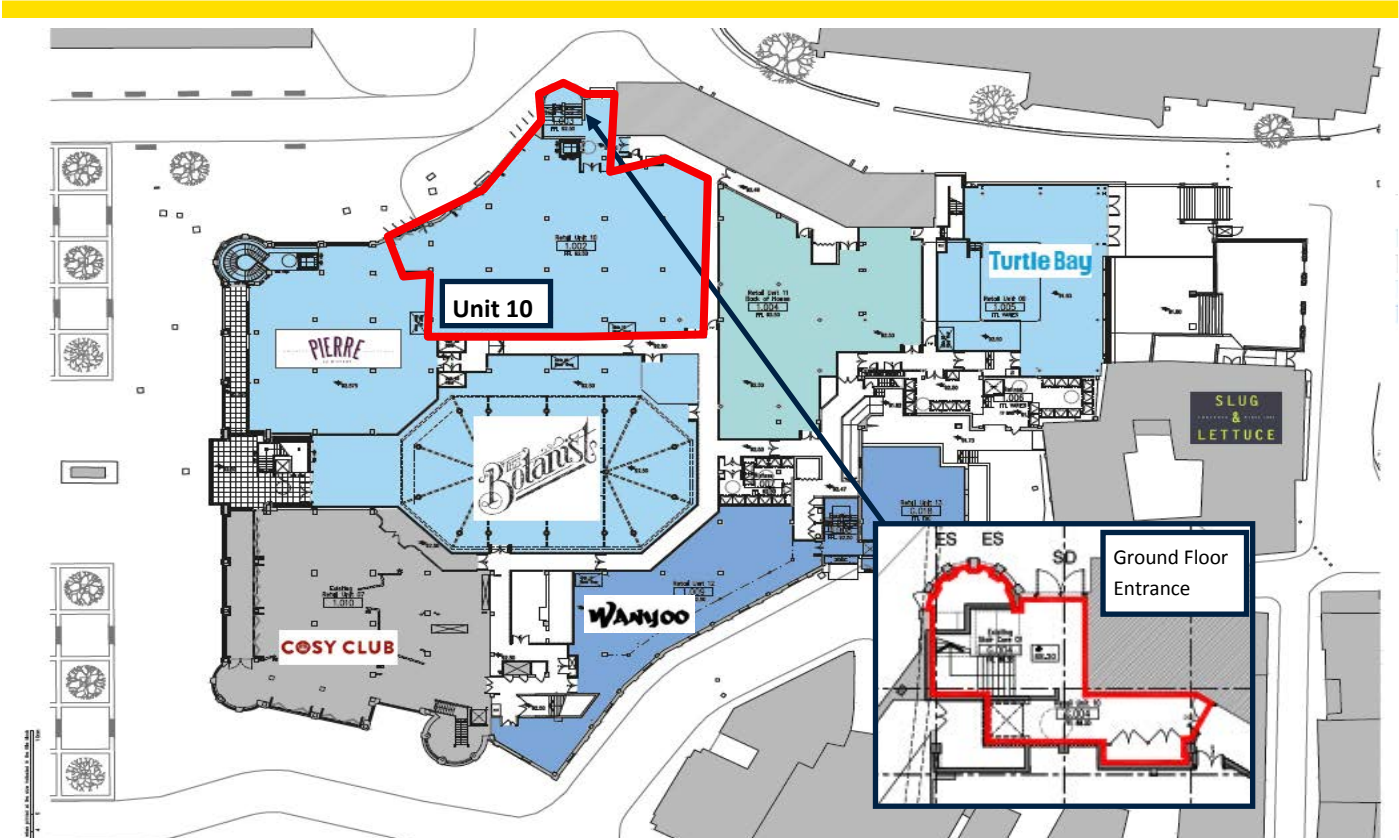
Lower Ground	65 sq m	700 sq ft
Upper Ground	c. 371 sq m to 627 sq m	c. 4,000 sq ft to 6,748 sq ft

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33 Margaret Street
W1G 0JD

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Accommodation

The unit is accessed via ground floor opposite Primark. It is situated on a prominent corner and is a thoroughfare to Coventry Cathedral and the University.

Use Class

A3 (other uses including D2 considered).

Rateable Value

Interested parties are advised to make their own enquiries to the Local Authority.

Rent

Upon application.

EPC

Available upon request.

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Service Charge

£2.84 psf.

Tenure

A new lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. All figures quoted are exclusive of VAT where applicable.

Viewing & Further Information

Appointments to view should be made strictly by appointment.

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