



SHOP UNIT TO LET

**UNIT 8
SHERBOURNE ARCADE
LOWER PRECINCT SHOPPING CENTRE
COVENTRY
CV1 1DN**



LOCATION

The premises sit on the lower level of the shopping centre within the popular Sherbourne Arcade, one of the main thoroughfares to one of the UK's leading indoor markets.

Occupiers in Sherbourne Arcade include; **F Hinds, Home Bargains, Supercuts** and **Sally Hair**.

Other occupiers within the scheme include **Next, New Look, Pandora, H&M** and **TJ Hughes**.

ACCOMMODATION

The premises are arranged over ground floor comprising the following approximate net internal floor area:-

Ground Floor Sales 39.02 sq m 420 sq ft

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

£10,000 per annum exclusive.

RATES

Rateable Value (2010 Assessment)	£13,500
Rate In the £ (15/16)	0.480
Rates Payable	£ 6,480

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

SERVICE CHARGE

The annual service charge is currently set at approximately £9,513.45 per annum.

EPC

The Energy Performance Asset Rating of the premises currently falls within category B.

A copy of the Energy Performance Certificate can be made available upon request.

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 Sole Retained Agents:-

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

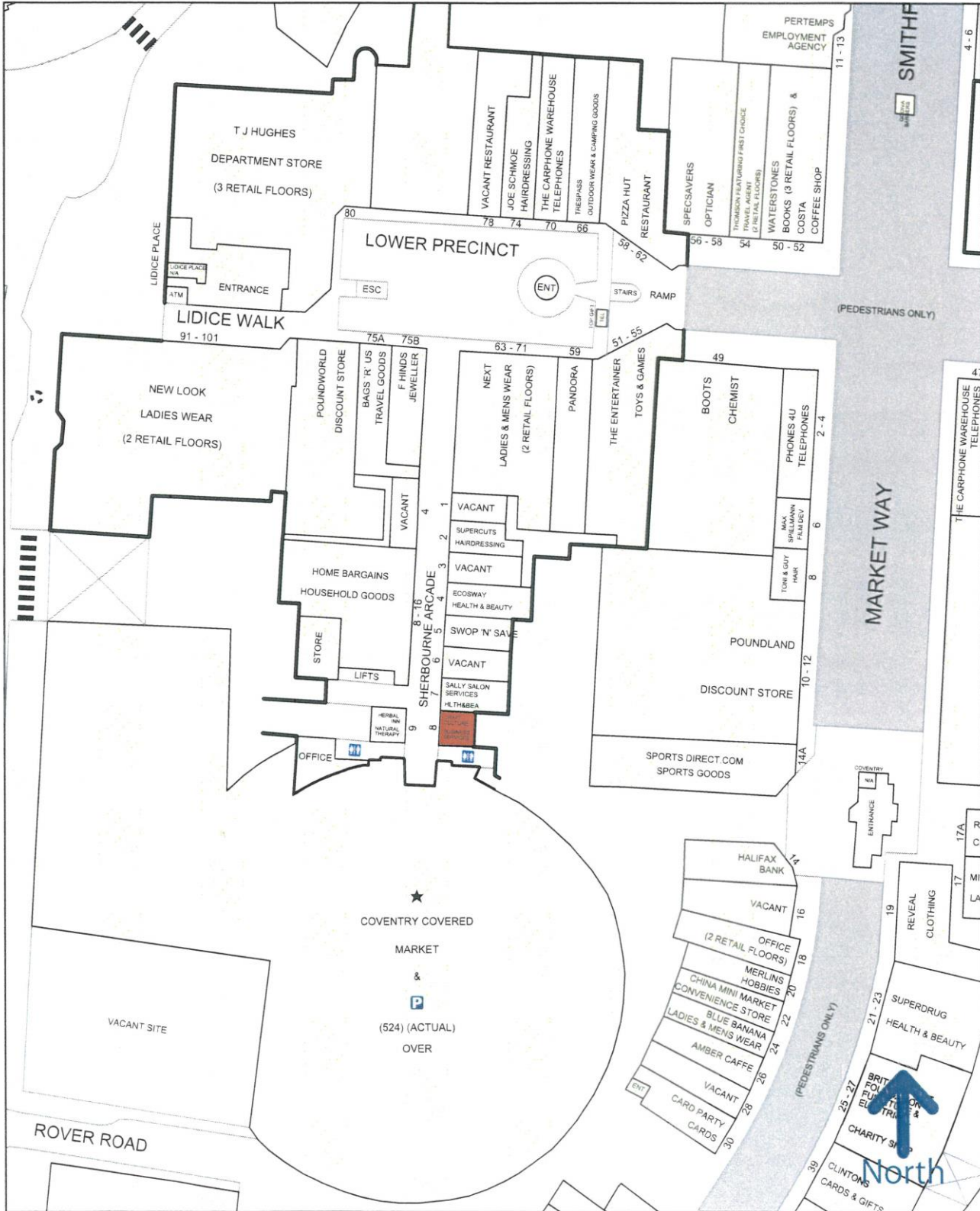
Scott Robertson
DDI: 0121 410 5545
Email: srobertson@wrightsilverwood.co.uk

**All transactions are stated exclusive of VAT
Subject to Contract**

Date: April 2015

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