



COVENTRY

UNIT 64

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises sit in a prominent location on the Upper Mall on the North side of Lower Precinct Shopping Centre, immediately adjacent to **Schuh** and **Co-operative Travel Agent**.

Other occupiers in the immediate vicinity include **Lush**, **H&M**, **Next** and **New Look**.

ACCOMMODATION

The premises are arranged over Ground and First Floor, comprising the following approximate floor areas:

Ground Floor Sales	1,200 sq ft	111.5 sq m
First Floor Sales	1,450 sq ft	134.7 sq m
First Floor Ancillary	275 sq ft	25.5 sq m

TERMS

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£47,500 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £31,303 for the current year.

BUSINESS RATES

Rateable Value 2017	£35,000
Rates Payable 2017/2018	£26,436.56

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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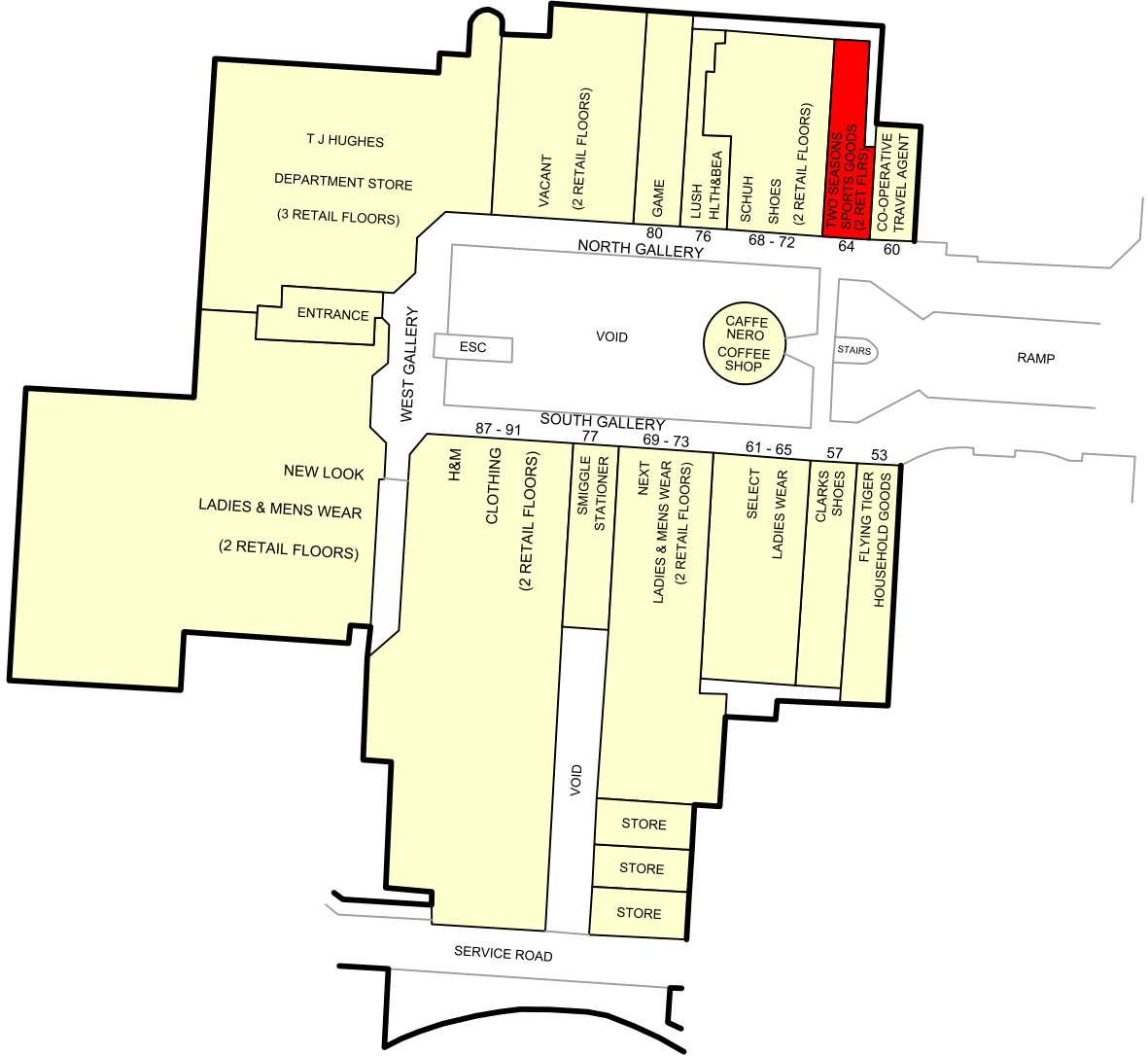
james@as-retail.co.uk

OR JOINT AGENTS

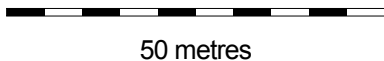
Wright Silverwood

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LOWER PRECINCT



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 Created By: AS Retail Property Services Limited

