

# RETAIL COVENTRY

60 BROADGATE



## LOCATION

The Precinct provides the focus for prime retailing within Coventry City Centre, comprising approximately 90,000 sq ft of space. Multiple retailers include **Bank**, **River Island**, **Topshop**, **Moss Bros**, **Clintons**, **Footlocker**, **HMV** and **Costa Coffee** amongst others.

## SITUATION

The subject premise's is located within close proximity to the entrance of The Precinct, nearby retailers include **Nationwide**, **H Samuel**, **Boots**, **Primark**, **JD Sports** and **Topshop**.

## LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

## RENT

£65,000 pax

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

A copy of the energy performance certificate is available on request.

## BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

## ACCOMMODATION

Ground Floor	1,060 sq ft	98.5 sq m
Basement Ancillary	165 sq ft	15.3 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£52,000
Rates Payable (2016/17)	£25,883
Service Charge (2016/17)	£2,520

## VIEWING

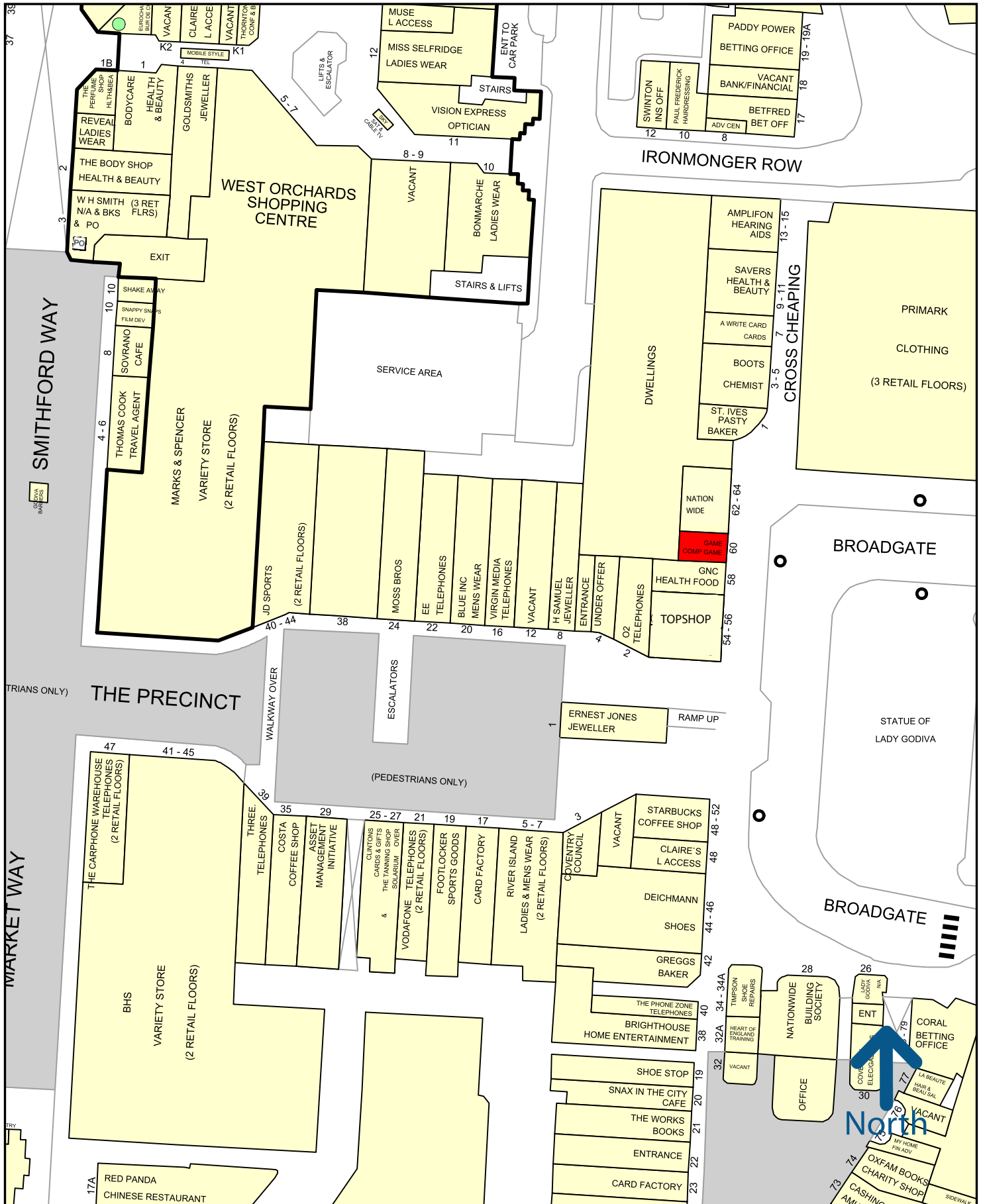
For further information or to arrange a viewing, please contact:

### BWD

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### Savills

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50 metres

Experian Goad Plan Created: 17/10/2016  
 Created By: Bidwell Webber De Pons Ltd