



DOUBLE UNIT TO LET TWO LEVEL TRADING

COVENTRY

UNIT 68-72 & r/o 76 86-88 LOWER PRECINCT SHOPPING CENTRE



LOCATION	The premises sit in a prominent location on the North Gallery Mall of Lower Precinct Shopping Centre immediately adjacent to Lush and Two Seasons . Other occupiers in the immediate vicinity include New Look, H&M, Next, Clarks and Quiz .											
ACCOMMODATION	The premises are arranged over Ground Floor only comprising the following approximate net internal floor areas:- <table><tr><td>Ground Floor Sales</td><td>367.7 sq m</td><td>3958 sq ft</td></tr><tr><td>First Floor Sales</td><td>335.6 sq m</td><td>3612 sq ft</td></tr><tr><td>Lower Ground Floor</td><td>11.8 sq m</td><td>127 sq ft</td></tr></table>			Ground Floor Sales	367.7 sq m	3958 sq ft	First Floor Sales	335.6 sq m	3612 sq ft	Lower Ground Floor	11.8 sq m	127 sq ft
Ground Floor Sales	367.7 sq m	3958 sq ft										
First Floor Sales	335.6 sq m	3612 sq ft										
Lower Ground Floor	11.8 sq m	127 sq ft										
LEASE	The premises are available by way of a New Effectively Fully Repairing and Insuring Lease for a term of years to be agreed.											
RENTAL	Rental offers are sought in the region of £150,000 per annum exclusive. The unit will be available from mid September 2013 in time for Christmas trade.											
RATES	<table><tr><td>Rateable Value</td><td>£121000</td></tr><tr><td>UBR 2013/14</td><td>47.1p</td></tr><tr><td>Rates Payable 2013/14</td><td>£56,991</td></tr></table>			Rateable Value	£121000	UBR 2013/14	47.1p	Rates Payable 2013/14	£56,991			
Rateable Value	£121000											
UBR 2013/14	47.1p											
Rates Payable 2013/14	£56,991											
SERVICE CHARGE	An annual service charge is payable – this is estimated to be circa £46,500 for current year.											
EPC	An EPC for this property has been requested.											
VIEWING	Strictly via the joint agents:-											

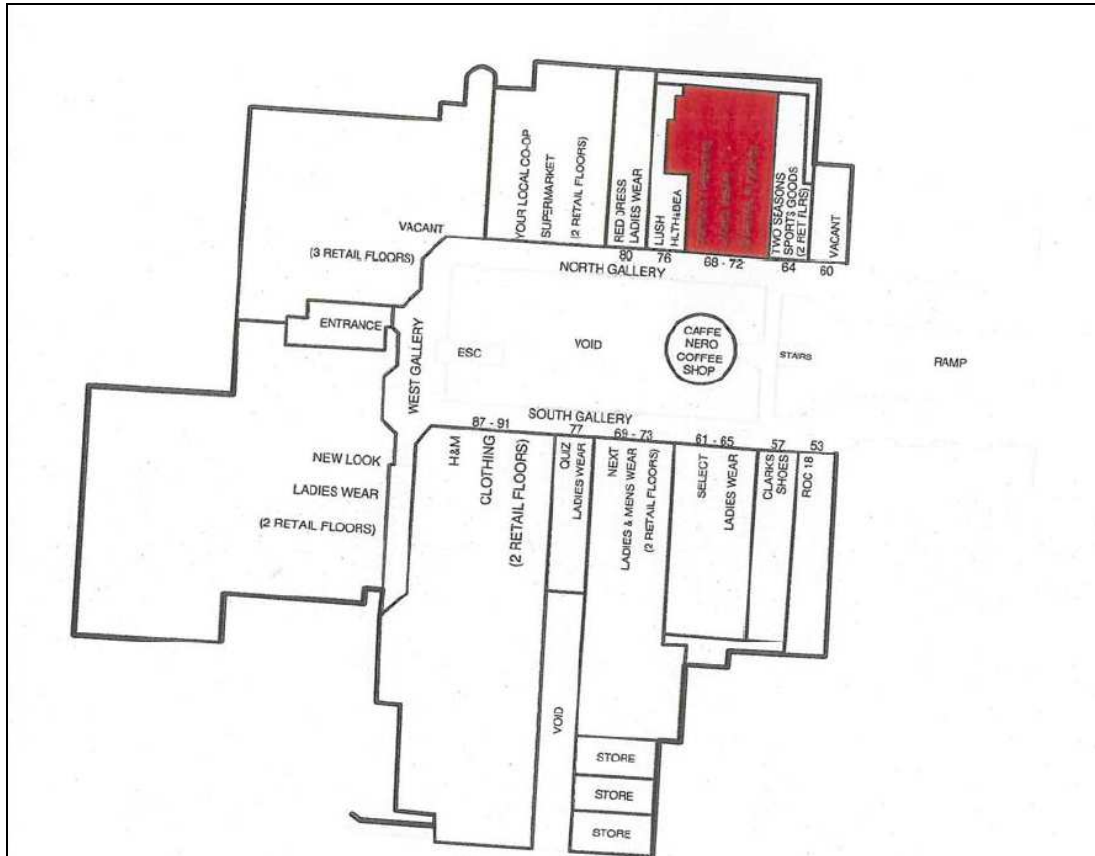
Beth Struthers	Andrew Shepherd
Tel: 020 7338 4362	Tel: 020 7338 4320
Email: beth.struthers@bnpparibas.com	Email: andrew.shepherd@bnpparibas.com

or our joint agents

Wright Silverwood – Tel: 0121 454 4004
Andy Benson – andy.benson@wrightsilverwood.co.uk
Scott Robertson – srobertson@wrightsilverwood.co.uk

SUBJECT TO CONTRACT

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



go4ad
For more information on
our products and services
www.go4adplans.co.uk
0845 6016011
go4ad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd. All Rights Reserved.
The product includes mapping data licensed from
DeLorme StreetView Services, Inc. 2007.
License number: PLS 100017116.
For full terms & conditions visit
www.go4adplans.co.uk



**BNP PARIBAS
REAL ESTATE**

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.