

RETAIL COVENTRY

4 The Precinct



SHOP TO LET

LOCATION

Coventry is located in the Midlands 20 miles south east of Birmingham and 10 miles north of Leamington Spa. The city is one of the largest cities in the UK and benefits from a resident population of 370,000.

SITUATION

The premises is situated in the heart of Coventry in a busy pedestrianised location fronting The Precinct. The unit benefits from being well positioned adjacent to **H Samuel** with nearby stores including, **Moss Menswear**, **JD Sports**, **Costa Coffee**, **Card Factory**, **EE** and **Holland & Barrett**.

LEASE

The property is available by way of a full repairing and insuring lease on terms to be agreed.

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.

ACCOMMODATION

| | | |
|----------------|-----------|-----------|
| Ground Floor | 740 sq ft | 68.7 sq m |
| Basement Level | 988 sq ft | 91.8 sq m |

BUSINESS RATES & SERVICE CHARGE

| | |
|------------------------|---------|
| Rateable Value | £62,500 |
| Rates Payable (21/22) | £32,000 |
| Service Charge (21/22) | £3,500 |

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

VIEWING

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

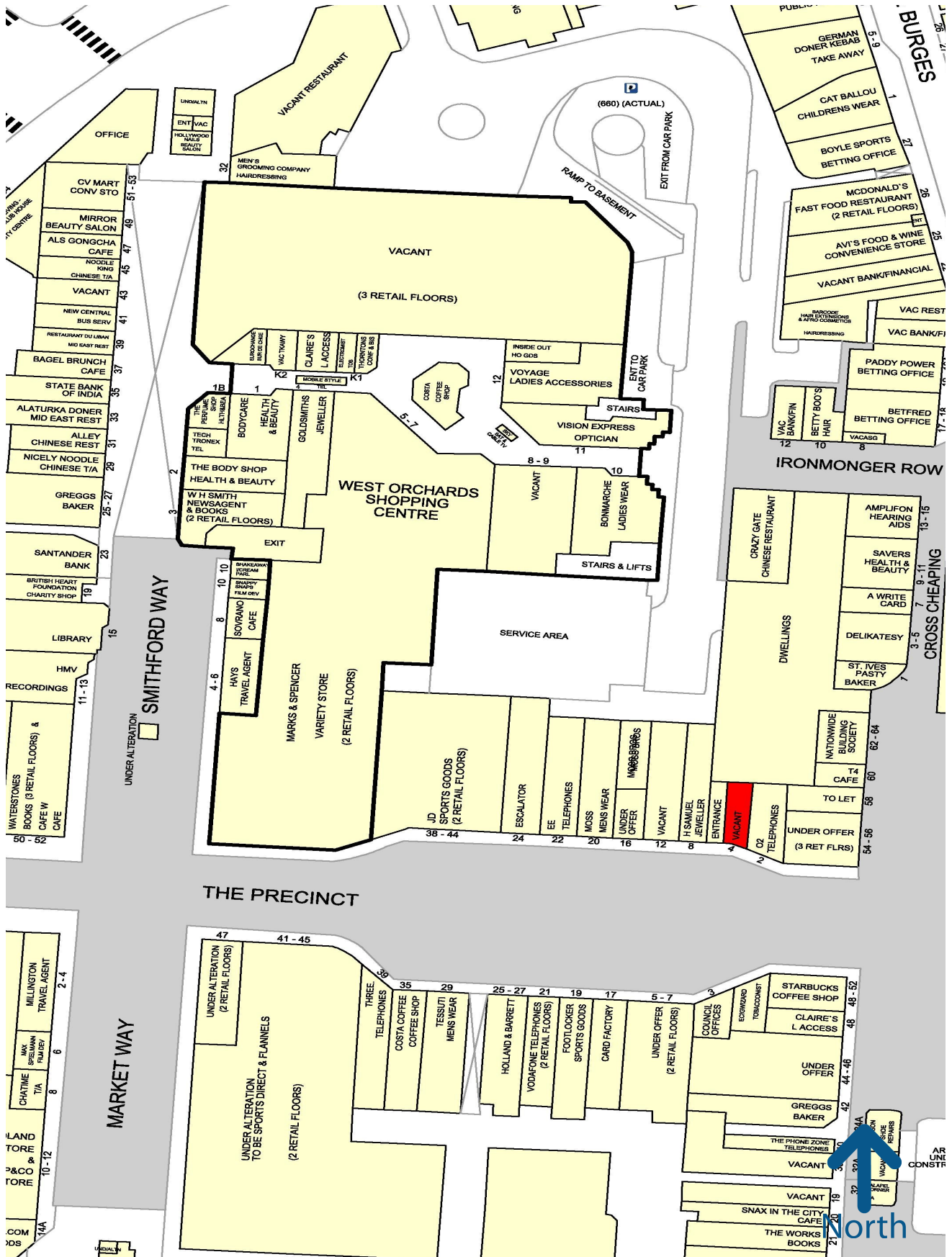
BWD

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50 metres

Experian Goad Plan Created: 05/07/2021
Created By: Bidwell Webber De Pons Ltd



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