



FOR SALE / TO LET

Substantial department store and associated property

on behalf of Heart of England Co-operative Society



136,178 sq ft (**12,651.6** sq m) approx

Site fronting both
**Corporation Street
& Lower Precinct
Coventry**

2-20 Corporation Street, Coventry, Warwickshire CV1 1JF

Location

The property is located within Coventry City Centre and fronts both Corporation St, Coventry's inner ring road and has frontage to the lower precinct, a prime pedestrianised shopping location within the city.

Description

The property comprises of 3 defined areas, the department store 14/20 Corporation Street, Hawkins Building, 2/12 Corporation Street and the lower precinct 82/92 Lower Precinct. The department store and lower precinct are linked by a bridge which incorporates a sales area.

The department store is steel framed with brick and stone facing and has a flat asphalt roof. The store consists of ground, first and second floor sales with basement and third floor storage/offices. The lower precinct unit has 3 floors, 2 of which front the precinct and the second floor access via internal stairs. Both the lower precinct and department store have lifts and benefits from escalators and goods lift.

The Hawkins Building has ground floor links to the department store and is of traditional brick construction with a tiled roof. The property consists of 3 ground floor retail units and 2 independently accessed offices over first and second floors.

Dimensions

2/12 Corporation Street	7579 Sq Ft	704.3 Sq M
14/16 Corporation Street	105,043 Sq Ft	9758 Sq M
82/92 Lower Precinct	21,204 Sq Ft	1970 Sq M





Tenure

The site is held on 3 ground leases from the Local Authority expiring 14 June 2056.

Annual ground rents payable are:

2/12 Corporation Street	£1,500
14/16 Corporation Street	£3,300
82/92 Lower Precinct	£4,250

Planning

The property has been used for retail and office uses for a number of years. Parts of the property within the Hawkins Building have had approval for change of use to residential. We understand that the site has been listed in the SHLAA as a suitable redevelopment site.

Proposal

My clients are seeking either a sale or letting of the property as a whole or in parts.

VAT

VAT will be applicable to any sale or letting of this property.



For further information please contact the joint agents:

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