



COVENTRY

UNIT 74

LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises sit in a prominent location on the Lower Mall on the North side of Lower Precinct Shopping Centre, opposite **Next** and close to **TJ Hughes**, **Pizza Hut** and **Trespass**.

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

ACCOMMODATION

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

Ground Floor Sales	1,640 sq ft	152.4 sq m
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TERMS

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

RENTAL

£49,500 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £14,531.47 for the current year.

BUSINESS RATES

Rateable Value 2017	£31,750
Rates Payable 2017/2018	£29,293

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

EPC

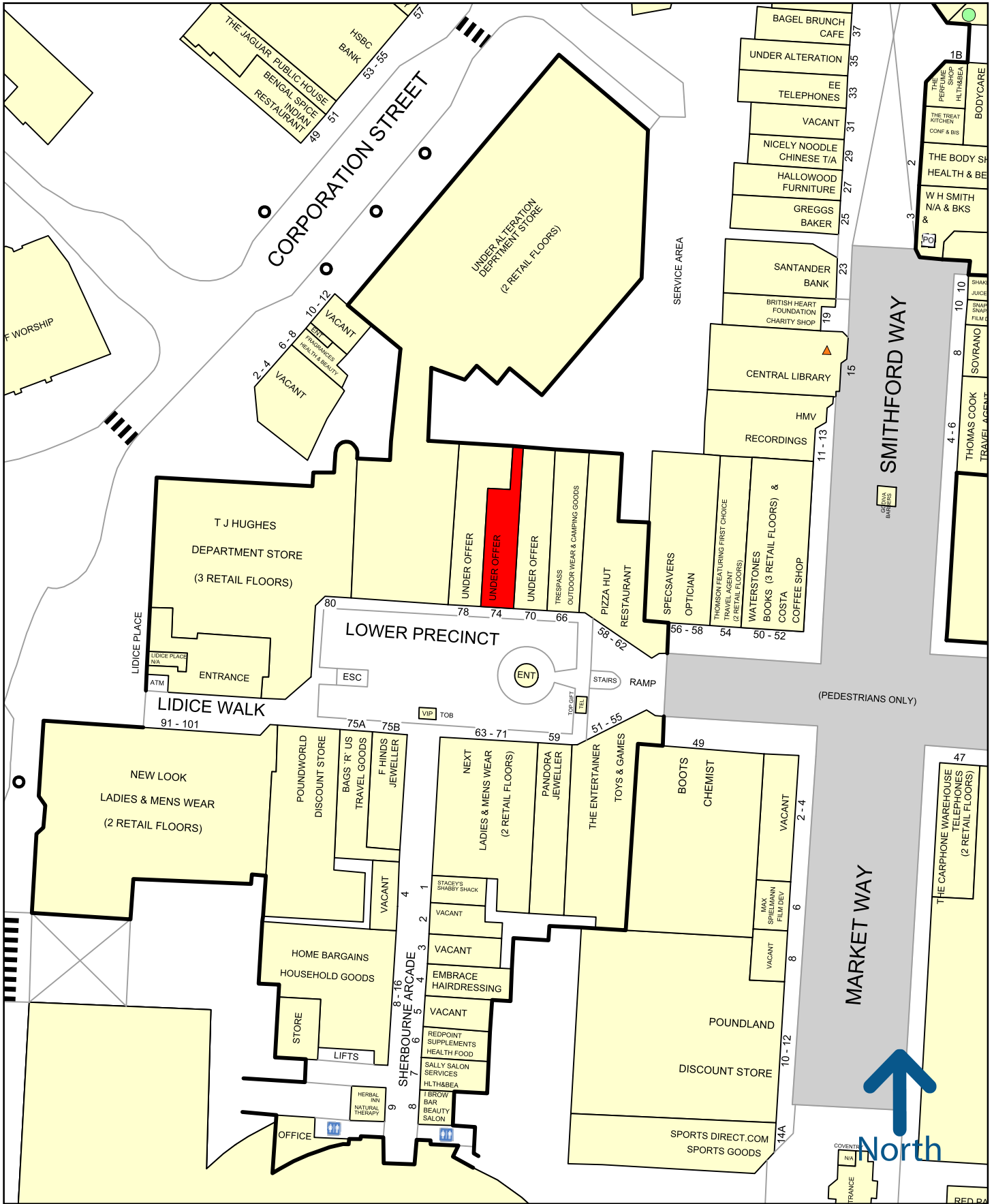
The property has a rating of E-109. The certificate is available on request.

FURTHER INFORMATION

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