



PRIME UNIT TO LET

**1 SHERBOURNE ARCADE
LOWER PRECINCT SHOPPING CENTRE
COVENTRY
CV1 1DN**



LOCATION

The premises sit in a prominent location on Sherbourne Arcade immediately adjacent to **Next** and **Supercuts** and close to **Home Bargains**.

National multiple retailers represented within the centre include **New Look, H&M, Next** and **Select**.

ACCOMMODATION

The premises are arranged over ground floor only providing the following approximate floor area:-

Ground Floor Sales 52.03m² 560 sq ft

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years.

RENTAL

£12,500 pax.

RATES

Rateable Value	£20,750
Rate in the £ (15/16)	0.493
Rates Payable	£10,229.75

We advise all interested parties should verify the above information with the Local Authority.

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certificate can be made available upon request.

SERVICE CHARGE

An annual service charge for the year ended December 2014 is budgeted as being £3,966.38p.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Retained Agents:-

Andrew Benson
DDI: 0121 410 5546
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Scott Robertson
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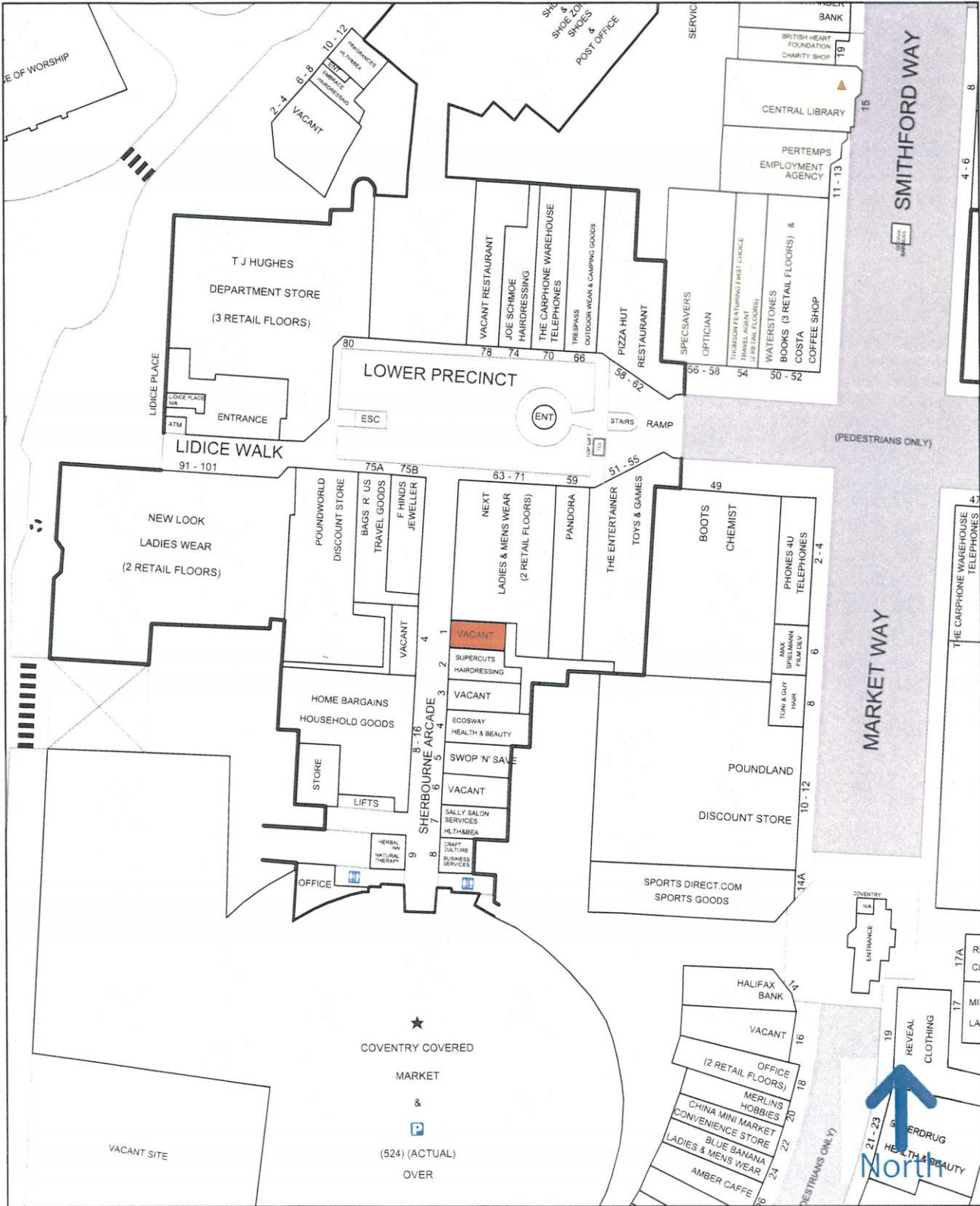
**All transactions are stated exclusive of VAT
Subject to Contract**

Date: April 2015

0121 454 4004

New Victoria House, 77 Francis Road, Edgbaston, Birmingham B16 8SP

Fax: 0121 454 4007 e-mail: info@wrightsilverwood.co.uk



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