

## New Lease Opportunity

# Leisure Opportunity Coventry

Unit 12, Cathedral Lanes



### KEY HIGHLIGHTS

Cathedral Lanes is Coventry's premier leisure and retail destination, attracting footfall from Coventry's c. 360,000 strong population.

Phase 1 of the scheme opened in September 2015, with Wagamama, Las Iguanas and Cosy Club continuing to trade strongly.

Phase 2 includes The Botanist, Bistrot Pierre and Zizzi. MOD Pizza and Turtle Bay are to follow shortly.

Botanist's opening in December was one of their best ever and in the run up to Christmas, turnover was second only to Manchester and Newcastle.

The premises are arranged over lower ground and upper ground levels to provide the following approximate floor areas:

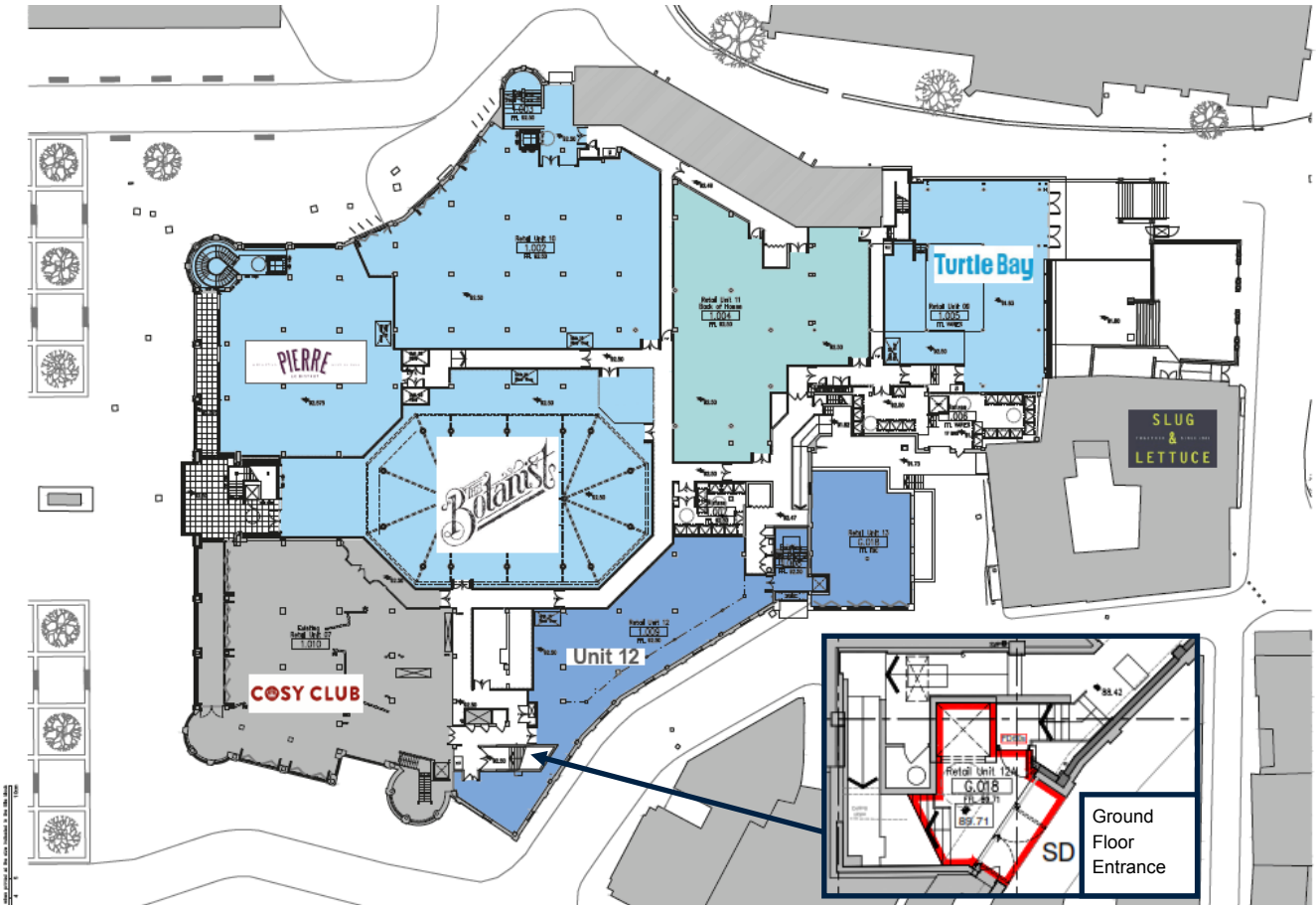
Lower Ground	30 sq m	322 sq ft
Upper Ground	365 sq m	3,928 sq ft
Total	395 sq m	4,250 sq ft

### SAVILLS LONDON

33 Margaret Street  
W1G 0JD

[savills.co.uk](http://savills.co.uk)

savills



**Accommodation:** The unit is accessed via ground floor lobby adjacent to the entrance to Cosy Club on Pepper Lane. The unit benefits from a prominent return and visibility from High Street.

**Use Class:** A3 (other uses considered)

**Tenure:** A new lease for a term to be agreed

**Rateable Value:** Interested parties are advised to make their own enquiries to the Local Authority.

**Legal Costs:** Each party to be responsible for their own legal and professional costs incurred in this transaction. All figures quoted are exclusive of VAT where applicable.

**Rent:** Upon application.

**EPC:** Available upon request.

**Service Charge:** £2.84 psf.

**Viewing & Further Information:** Appointments to view should be made strictly by appointment.

## CONTACT

**Carlene Hughes**

CHughes@savills.com

020 7409 8177

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of

any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**savills**