

RETAIL UNIT TO LET
SUBJECT TO VACANT POSSESSION

9 SHERBOURNE ARCADE
LOWER PRECINCT SHOPPING CENTRE
COVENTRY
CV1 1DN



LOCATION

Lower Precinct Shopping Centre is the dominant shopping centre in central Coventry and totals over 200,000 sq ft of retail space. The centre benefits from an annual footfall of circa 10 million people.

The premises sit in a prominent location within Sherbourne Arcade which acts as the link between Lower Precinct Shopping Centre and Coventry Market. Nearby retailers include **Next**, **Home Bargains** and **F Hinds Jewellers**.

ACCOMMODATION

The premises are arranged over ground floor only comprising the following approximate floor areas:-

Ground Floor Sales 55.3m² 595 sq ft

LEASE

The unit is available by way of a new lease on terms to be agreed.

RENTAL

£9,500 pax.

RATES

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value
(2017 Assessment) £9,700

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

EPC

An Energy Performance Certificate has been commissioned and is available upon request.

SERVICE CHARGE

An annual service charge for the year end December 2019 is budgeted as being £3,840.09p plus an insurance payment of £128.99p.

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 Joint Retained Agents:-

Andrew Benson – Wright Silverwood

DDI: 0121 410 5546

Email: andrew.benson@wrightsilverwood.co.uk

Andrew Shepherd – AS Retail

Email: andrew@as-retail.co.uk

Claudio Palmiero – AS Retail

Email: claudio@as-retail.co.uk

Martin Herbert – Space Retail

Email: martin.herbert@space-rpc.com

Josh Porter – Space Retail

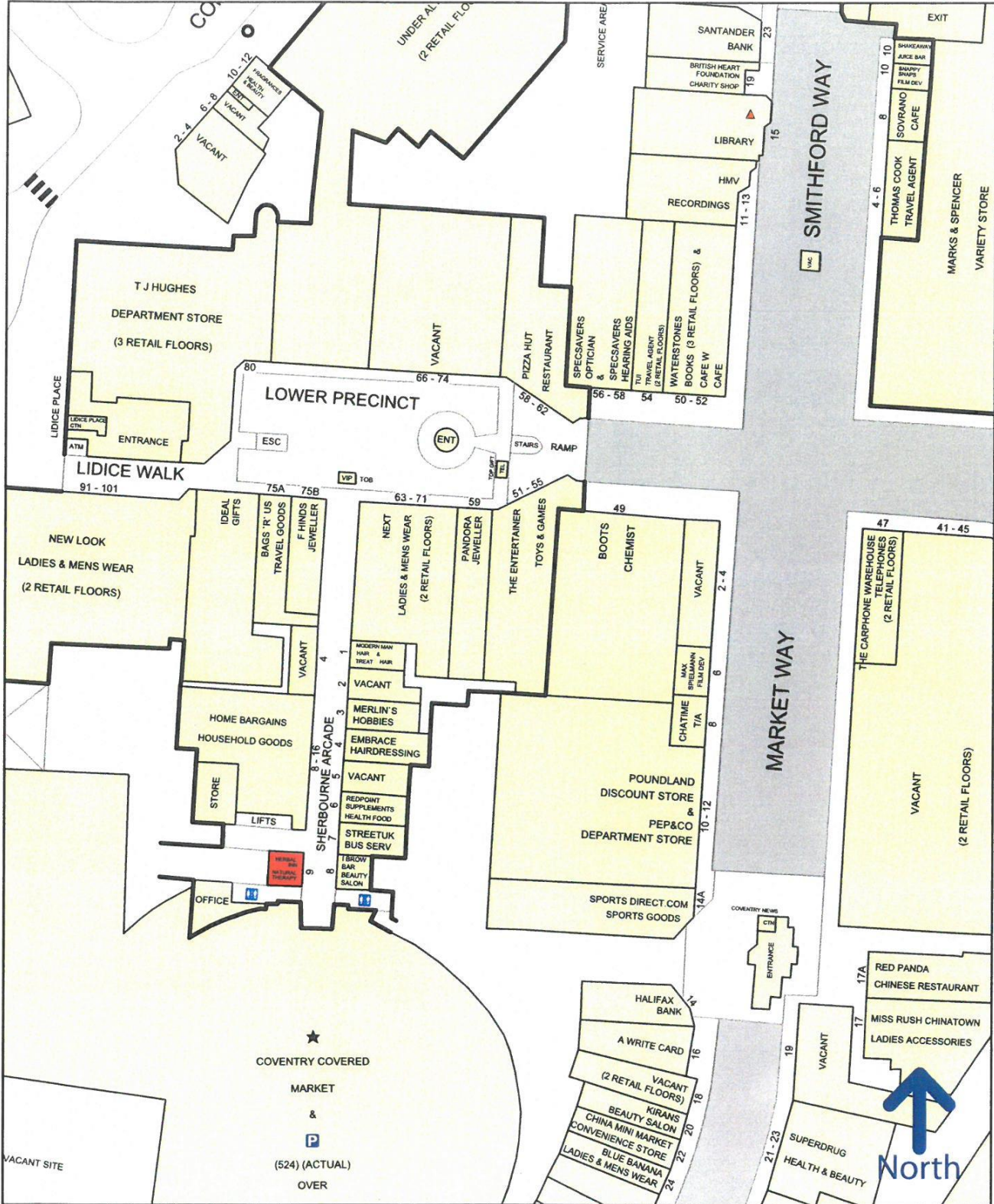
Email: josh.porter@space-rpc.com

All transactions are stated exclusive of VAT

Subject to Contract

Date: November 2019

0121 454 4004



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