

SHOP TO LET

COVENTRY

3A ORCHARD LINK

LOCATION

The Precinct provides the focus for prime retailing within Coventry City Centre, comprising approximately 90,000 sq ft of space. Multiple retailers include **Bank, River Island, Topshop, Jack n Jones, Clintons, Footlocker, HMV** and **Costa Coffee** amongst others.

The subject premises are located in a prime location at the upper level of The Precinct and Orchard Link which leads into the first floor of the West Orchard Shopping Centre. Nearby retailers include **Holland & Barrett, HMV** and **Charlie Browns**.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor	100.6 sq m	1,083 sq ft
Ground Floor Store	57.7 sq m	619 sq ft

RENT

£45,000 per annum exclusive.

SERVICE CHARGE

The service charge for 2014/15 is £12,355 per annum

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

RATES

Rateable Value	£37,000
UBR	49.3p
Rates Payable (per annum)	£17,834

Interested parties should verify these figures with the Local Authority.



INSPECTIONS

Viewing is strictly by appointment with :-

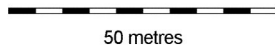
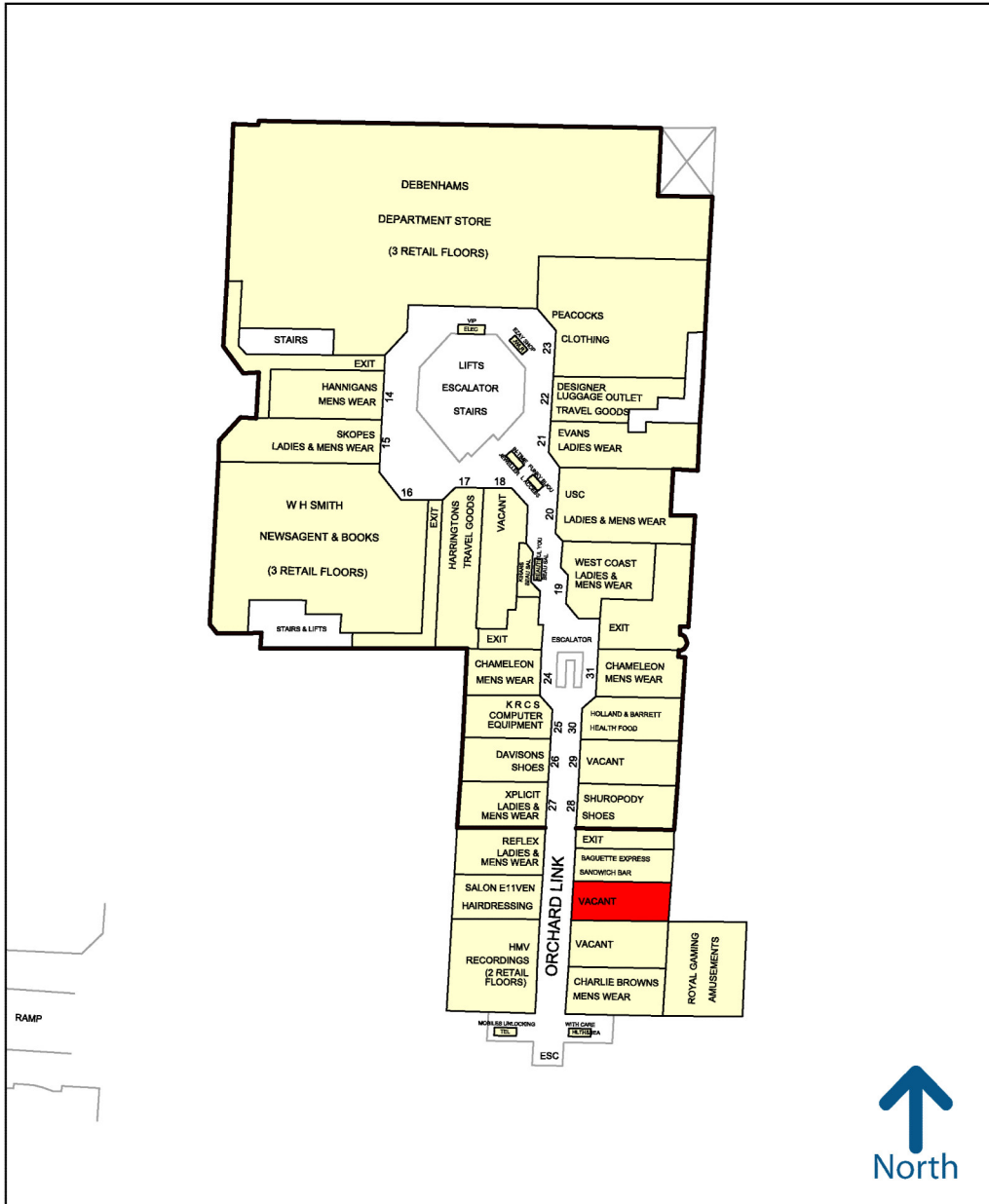
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Or via our joint agent: Richard Bidwell - BWD (Tel: 0121 262 6544;
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SUBJECT TO CONTRACT

020 7399 5555



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