

## PRIME UNIT TO LET

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



### LOCATION

The premises sit in a prominent location on Sherbourne Arcade immediately adjacent to **Sally Salon Services** and close to **Home Bargains** and **F Hinds**.

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	59.74m <sup>2</sup>	643 sq ft
Ground Floor Ancillary	60.11m <sup>2</sup>	647 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

£14,000 pax.

### RATES

Rateable Value	£25,250
Rate in the (15/16)	0.493
Rates Payable	£12,448.25

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 (83).

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 £9,136.83p

### 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:-

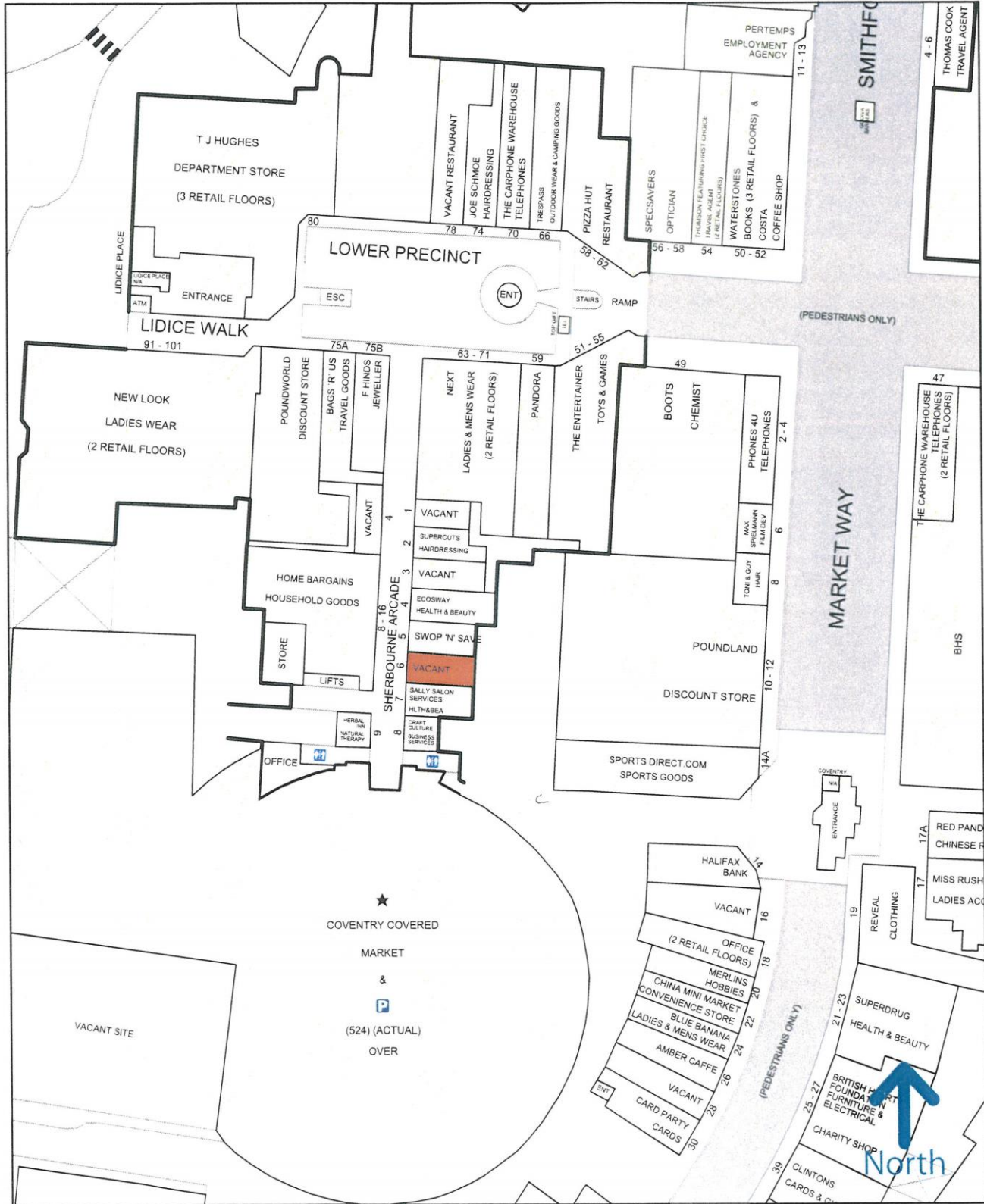
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**All transactions are stated exclusive of VAT  
Subject to Contract**

**Date: April 2015**

**0121 454 4004**



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