

SHOP TO LET

**UNIT 5
9 SHERBOURNE ARCADE
LOWER PRECINCT SHOPPING
CENTRE
COVENTRY
CV1 1DN**



LOCATION

The premises sit on the lower level of the shopping centre within the popular Sherbourne Arcade one of the main thoroughfares to one of the UK's leading indoor markets.

Occupiers in Sherbourne Arcade include **Home Bargains, Supercuts** and **Sally Hair**.

Other occupiers in the scheme include; **Next, H&M, New Look, Pandora, Schuh, F Hinds, Clarks** and **Quiz**.

ACCOMMODATION

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

Ground Floor Sales	59m ²	637 sq ft
First Floor Store	60m ²	647 sq ft

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a terms to be agreed.

RENTAL

£14,000 pax.

RATES

Rateable Value	£25,750
Rate in the (16/17)	0.497
Rates Payable	£12,797.75

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

SERVICE CHARGE

An annual service charge is payable of £11,197.46p for the current year.

EPC

The Energy Performance Asset Rating of the premises currently falls within category C (54).

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

LEGAL COSTS

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

VIEWING

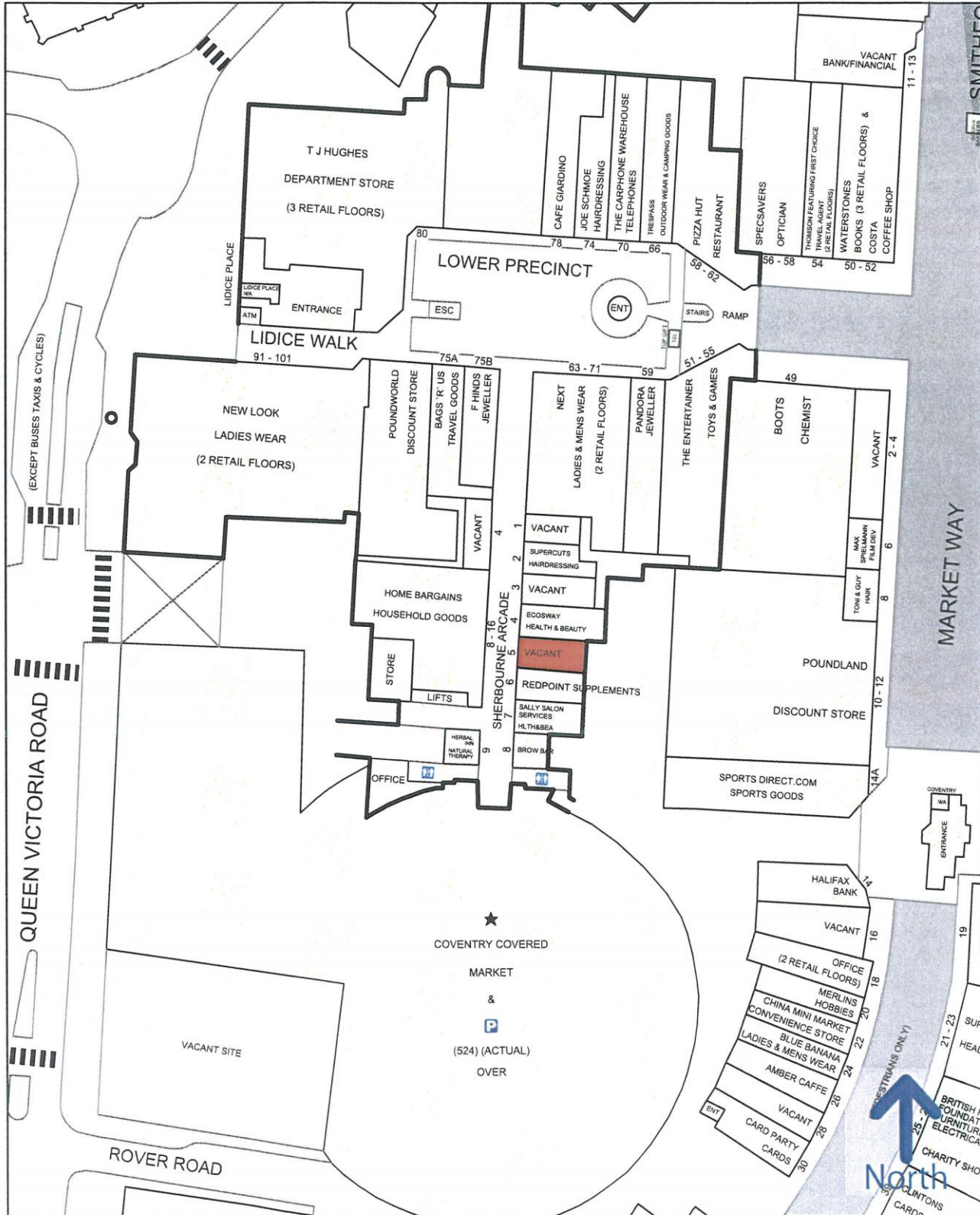
Viewing is strictly by prior appointment with the Sole Agents:-

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Scott Robertson
DDI: 0121 410 5545
Email: srobertson@wrightsilverwood.co.uk

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

Date: November 2016



IMPORTANT NOTICE
Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.