

## SHOP TO LET

## COVENTRY

### 2 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 & 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 | 119.2 sq m | 1,284 sq ft |
|--------------|------------|-------------|

#### RENT

£40,000 pax

#### SERVICE CHARGE

The service charge for 2014/15 is £10,509 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            | £43,000 |
| UBR                       | 49.3p   |
| Rates Payable (per annum) | £21,199 |

Interested parties should verify these figures with the Local Authority.



#### INSPECTIONS

Viewing is strictly by appointment with :-

##### Kelly Temple

020 7087 5495

kelly.temple@eu.jll.com

##### Ryan Kennedy

020 7318 7884

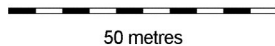
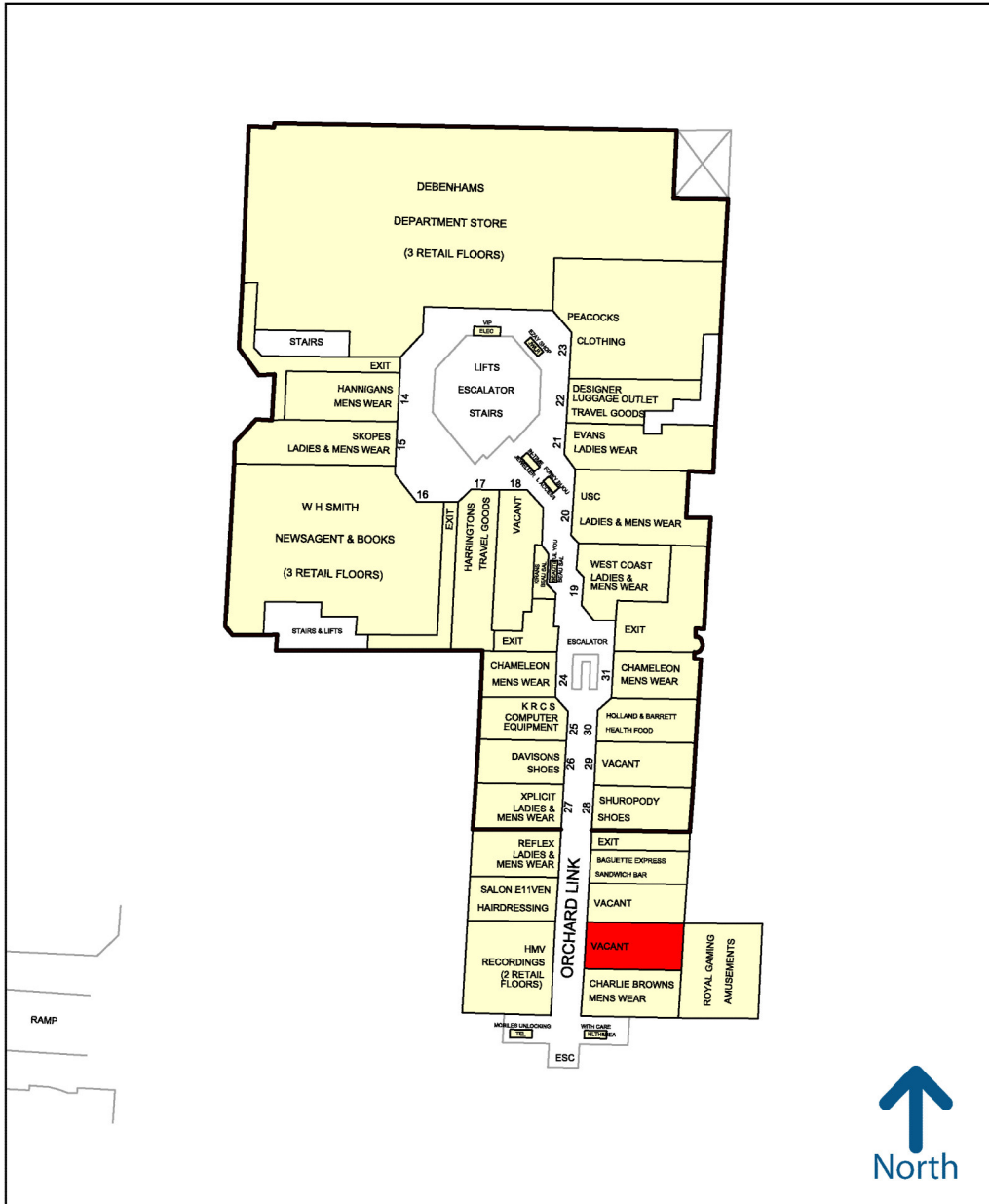
ryan.kennedy@eu.jll.com

30 Warwick Street, London, W1B 5NH

Or via our joint agent: Richard Bidwell - BWD (Tel: 0121 262 6544; rbidwell@bwdretail.co.uk)

SUBJECT TO CONTRACT

# 020 7399 5555



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