

TO LET

RETAIL UNIT AVAILABLE

COVENTRY

54-56 Broadgate, CV1 1NF



Key Highlights

- Coventry is located in the midlands 20 miles south east of Birmingham and 10 miles north of Leamington Spa. The City is the 12th largest city in the UK and benefits from a resident population of 770,000.
- The subject property is situated in the heart of Coventry on the busy pedestrianised Broadgate Square.
- Surrounding retailers include **Ernest Jones, O2, Starbucks, Nationwide, Primark** and **Claire, H Samuel** and **O2**. Also located directly opposite is the **Cathedral Lanes Letting Scheme**, home to a number of well-know F&B operators.

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Accommodation

The premises are arranged over basement, ground and first floors providing the following approximate net internal floor areas:

Basement:	2,270 sq ft	210.9 sq m
Ground Floor:	1,784 sq ft	165.7 sq m
First Floor Sales:	2,590 sq ft	240.6 sq m
First Floor Ancillary:	1,106 sq ft	102.8 sq m
Total	7,750 sq ft	720 sq m

Rent

Rent available upon application.

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value:	£140,000
UBR (2020/2021):	£0.512
Rates Payable:	£71,680

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

Service Charge

The on account service charge for 2020/21 is £22,805.

EPC Rating

C-68

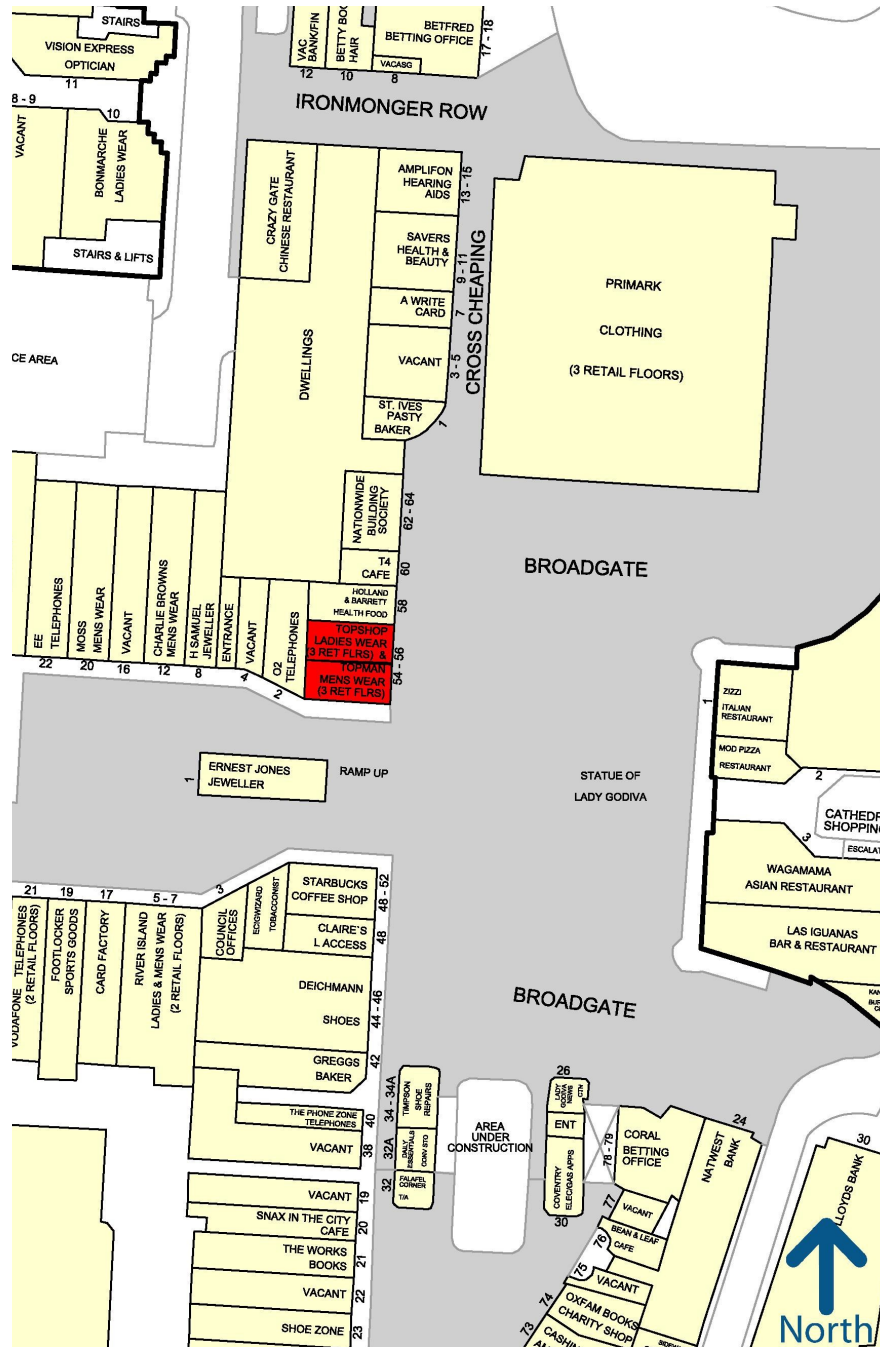
Further Information & Viewing

Viewing strictly by prior arrangement with Savills or our Joint Agents BWD.

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