

RETAIL COVENTRY

4 The Precinct



SHOP TO LET

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.

SITUATION

The subject premises are located in a prime position adjacent to **O2**, with other nearby retailers including **H Samuel**, **Topshop** and **Ernest Jones**.

LEASE

The property is available by way of a new 10 year effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

£55,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

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

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	760 sq ft	70.6 sq m
Basement Ancillary	984 sq ft	91.4 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£62,500
Rates Payable (2017/18)	£29,938
Service Charge (2015/16)	£2,922

VIEWING

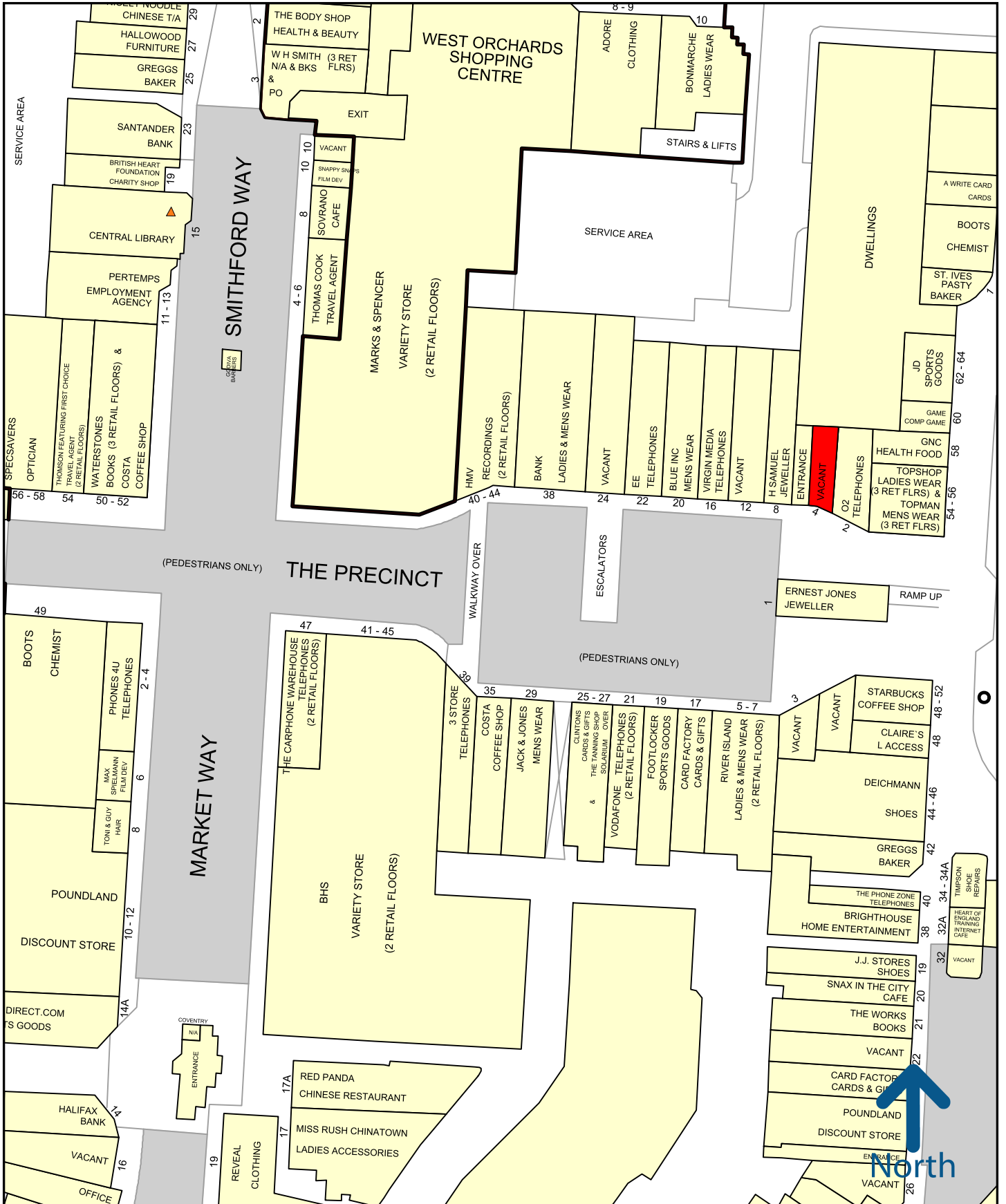
For further information or to arrange a viewing, please contact:

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Experian Goad Plan Created: 15/01/2015
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