



RETAIL PROPERTY CONSULTANTS



COVENTRY UNIT 75A THE LOWER PRECINCT SHOPPING CENTRE, CV1 1NQ

LOCATION

The Lower Precinct Shopping Centre is the dominant shopping centre in central Coventry and totals over 200,000 sq ft of retail space. The centre benefits from an annual footfall of c. 10 million people.

The subject property is located on the Lower ground Mall, adjacent to F Hinds and in close proximity to New Look and TJ Hughes. Other surrounding retailers include H&M, Pandora, SCHUH, Next, Clarks and LUSH.

The centre is serviced by its own car park, offering 500+ spaces with a new Family Zone being developed on the lower ground central mall area.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	152	1,637

TERMS

The property is available by way of a new lease for a term to be agreed on an effectively full repairing and insuring basis.

RENT

£49,000 pa

RATES

Rateable Value £38,750

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

The annual service charge is £14,931.66 for the current year.

EPC

A new EPC rating has been commissioned and is available upon request.

VIEWING

Viewing strictly by prior appointment with the joint agents

Martin Herbert

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AS Retail - 020 7287 2155

Wright Silverwood - 0121 454 4004

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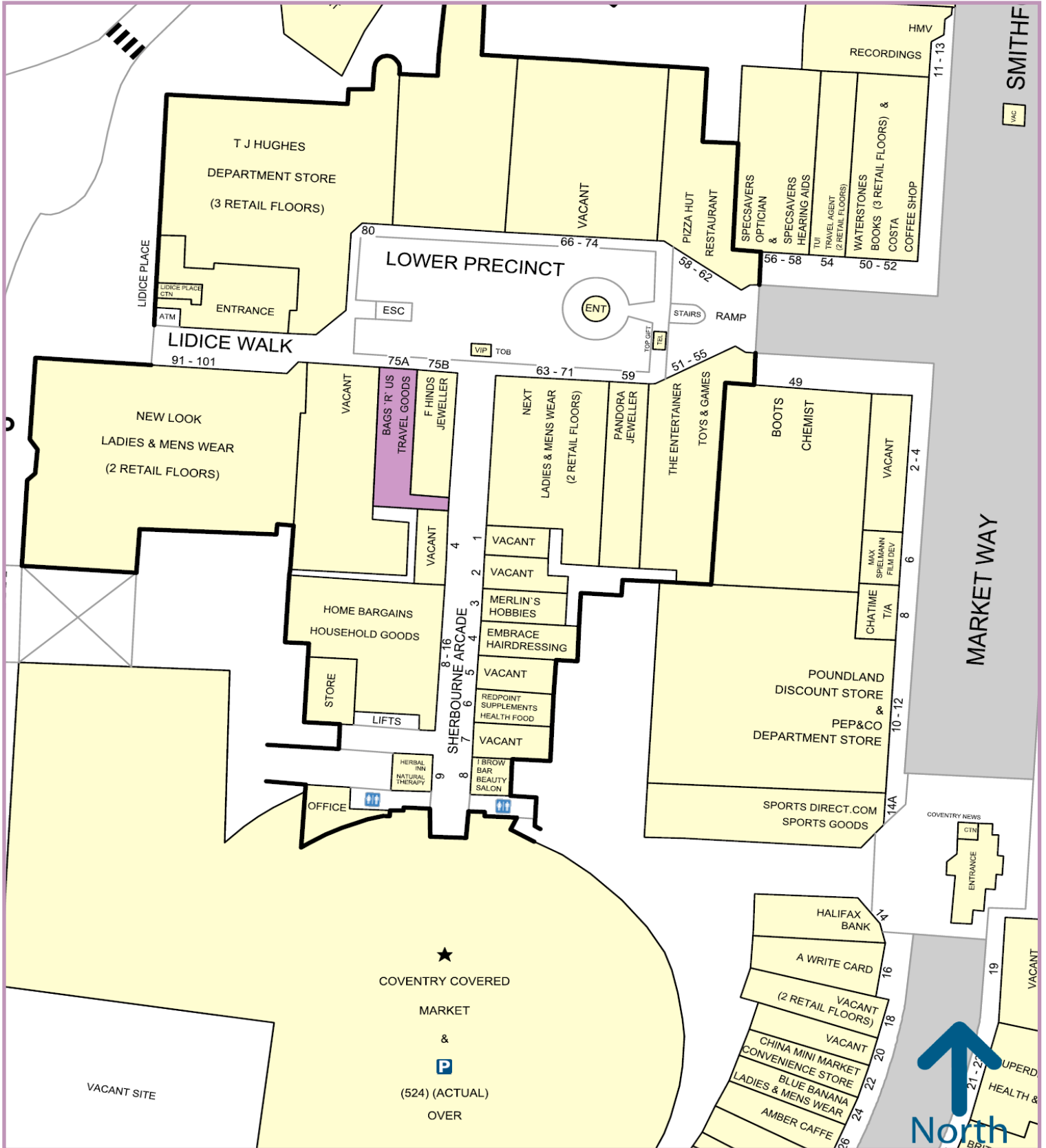
SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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COVENTRY
UNIT 75A THE LOWER PRECINCT SHOPPING CENTRE



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