



RETAIL PROPERTY CONSULTANTS

TO LET

SUBJECT TO VACANT POSSESSION

**COVENTRY
UNIT 7, SHERBOURNE ARCADE, LOWER PRECINCT**

LOCATION

The premises are located on the lower level of Lower Precinct Shopping Centre within the popular Sherbourne Arcade which forms one of the main thoroughfares to one of the UKs leading indoor market..

Other retailers located on Sherbourne Arcade include Brillen Opticians, Home Bargains and with a number of local independent also in occupation.

ACCOMMODATION

The unit comprises the following approximate area:

Floor Area	Sq M	Sq Ft
Sales Area	75.98	817

SERVICE CHARGE

The annual service charge is approximately £7,619.77 for the year ending December 2021

RENT

£15,000 per annum exclusive of VAT

LEASE

A new lease for a term to be agreed subject to upward only rent reviews every 5 years.

RATES

Rateable Value: £15,750

PLANNING

The Unit is suitable for E planning use classes, to include retail, financial and food led operations, enquiries to be made through Coventry City Council 0808 583 4333

EPC

An EPC will be provided within the legal pack

VIEWING:

Viewing strictly by prior appointment with the joint agents:

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

0345 900 3904 / 07823 885242
josh.porter@space-rpc.com

Wright Silverwood

0121 454 4004

AS Retail

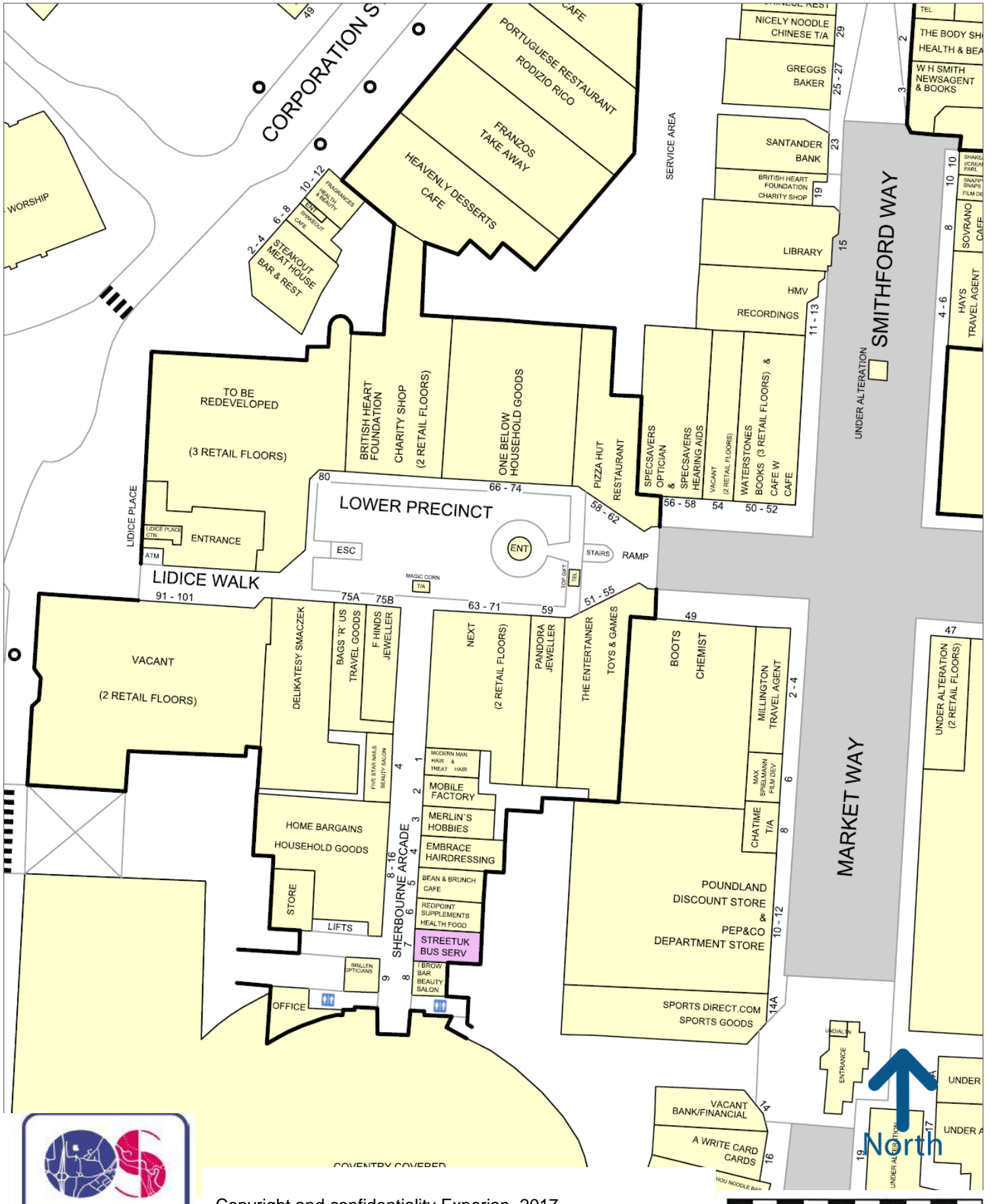
020 7287 2155

October 2021

SUBJECT TO CONTRACT

1. Whilst every care is taken in the preparation of these particulars Space RPC London Limited and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

COVENTRY UNIT 7, SHERBOURNE ARCADE, LOWER PRECINCT



Copyright and confidentiality Experian, 2017.
© Crown copyright and database rights 2017. OS 100019885

50 METRES