



COVENTRY

UNIT 80 LOWER PRECINCT SHOPPING CENTRE

LOCATION

Lower Precinct Shopping Centre is one of Coventry's leading destinations. Unit 80 sits in a busy location on the North Gallery Mall of Lower Precinct immediately adjacent to **Lush** and **The British Heart Foundation**.

Other occupiers in the vicinity include **New Look**, **H&M**, **O2**, **Flying Tiger**, **River Island** and **Caffe Nero**. The centre also provides a large, 524 space car park.

ACCOMMODATION

The premises are arranged over Ground Floor only, comprising the following approximate floor areas:

Ground Floor Sales	1,637 sq ft	152.08 sq m
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TERMS

Available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£45,000 pax.

SERVICE CHARGE

The annual service charge is approximately £21,775 for the current year.

BUSINESS RATES

Rateable Value 2023	£22,000
Rates Payable 2023/2024	£10,978

Interested parties are advised to check with the local rating authority.

EPC

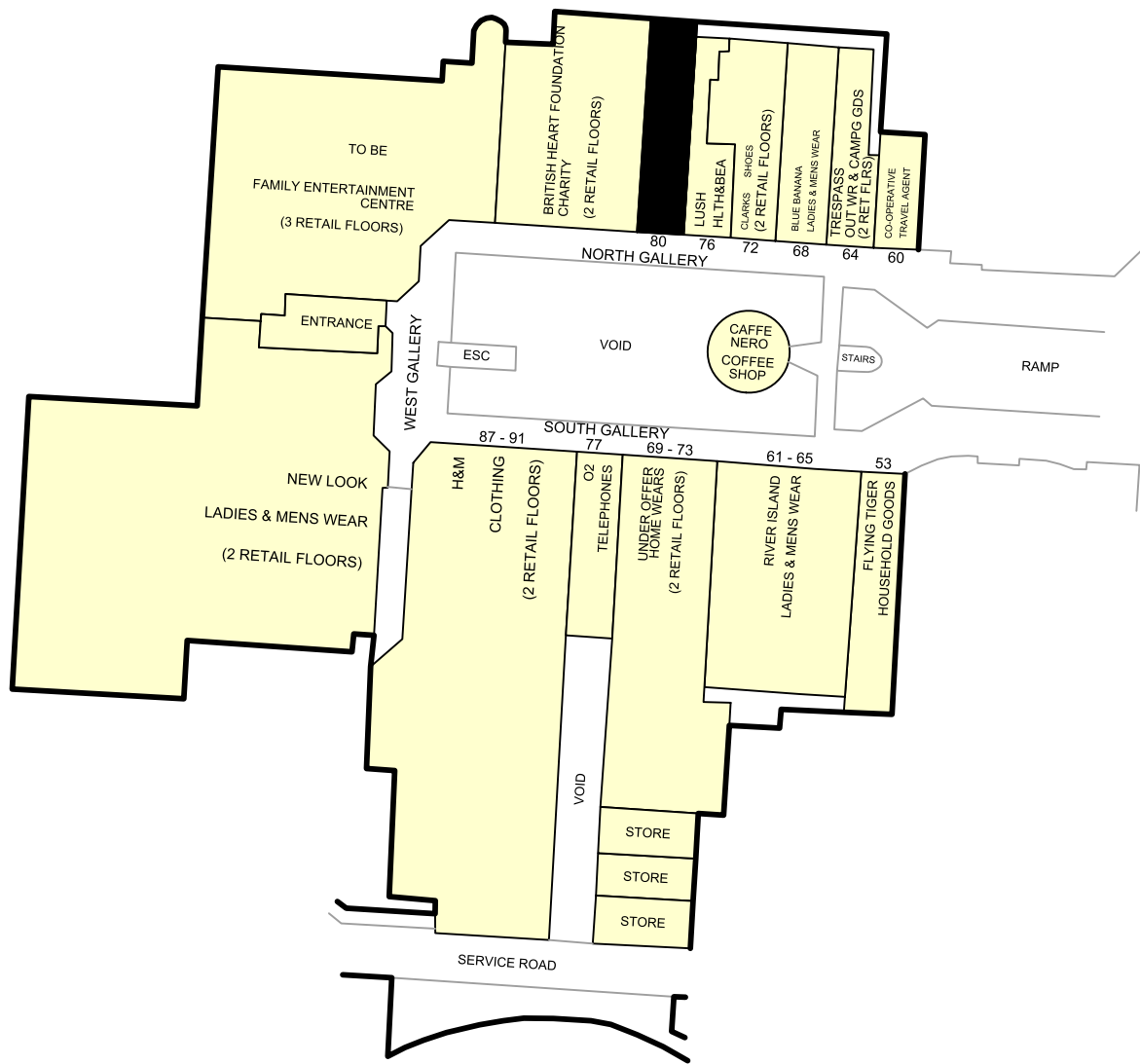
The property has a rating of C.

FURTHER INFORMATION

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OR JOINT AGENTS

Wright Silverwood - 0121 454 4004
Space Retail - 0345 900 3900



LOWER PRECINCT



50 metres

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