

PRIME RETAIL UNIT TO LET

COVENTRY 12 THE PRECINCT



Location

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 premises is situated in the heart of Coventry in a busy pedestrianized location fronting The Precinct. The unit benefits from being well positioned adjacent to H Samuel with nearby stores including JD Sports, Moss Menswear, Marks & Spencer, Top Shop, Virgin Media, EE and River Island.

Accommodation

The property comprises a well configured sales area to the ground floor with ancillary accommodation to the basement comprising the following approximate areas:

Ground	1,345 sq ft	124.96 sq m *Can be extended to 2,500 for sales
Basement	404 sq ft	37.53 sq m

Rent

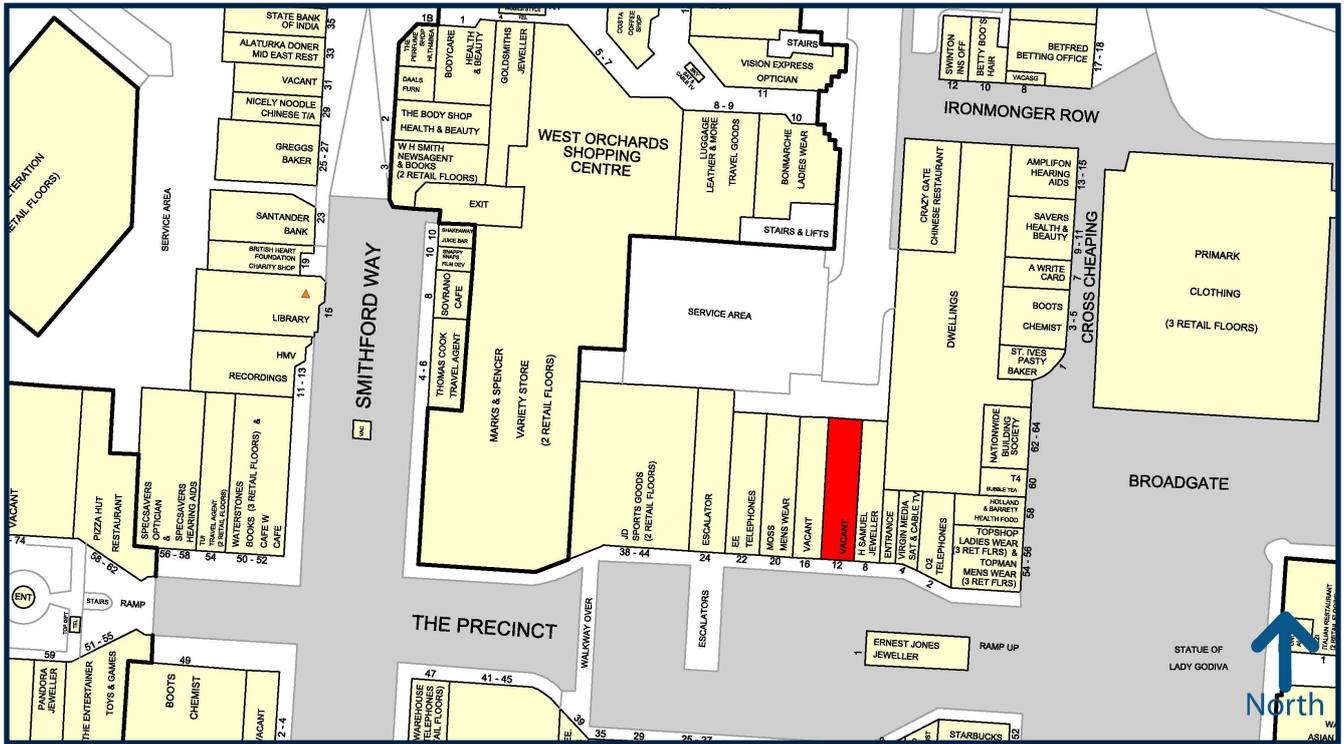
£125,000 per annum exclusive.

SAVILLS MANCHESTER

Belvedere, 12 Booth Street
Manchester M2 4AW

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Tenure

The premises are available on a new lease for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

Timing

The unit is available subject to Vacant Possession.

Service Charge

The service charge for the current year 2019 is £5,430.

Legal Costs

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

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Steve Henderson
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Or our Joint Agents BWD
+44 (0)121 262 6540

IMPORTANT NOTICE

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Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£93,500
Rates Payable (2020/2021)	£47,872

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

EPC

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