

RETAIL COVENTRY

39-41 The Precinct, Coventry CV1 1NQ



SHOP TO LET

LOCATION

The property is located in a 100% prime position on The Precinct, Coventry attracting approximately 200,000 weekly shoppers. The subject property is located adjacent to **Sports Direct** and **Costa Coffee** with other retailers nearby including **M&S**, **Holland & Barrett**, **Ann Summers**, **Card Factory**, **Sketchers** and **Footlocker** amongst others.

DESCRIPTION

The subject property comprises a ground floor retail unit with ancillary storage on first, second and third floors. Loading is via a designated loading bay at the rear.

RENT

Upon application.

LEASE

A new FRI lease for a term to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	1,731 sq ft	160 sq m
First Floor	814 sq ft	76 sq m
Second Floor	218 sq ft	20 sq m
Third Floor	246 sq ft	23 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value (2026)	£73,500
Service Charge (2026)	£19,718

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

VIEWING

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

BWD

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