

UNIT TO LET – SUBJECT TO VACANT POSSESSION



DESCRIPTION & LOCATION

The premises sit in a busy location on the Lower Mall within the popular Sherbourne Arcade, immediately adjacent to **Golden Shop** and opposite **Home Bargains**, in close proximity to **Cards Direct**, **F Hinds**, **Mobile Factory** and the **Indoor Market**.

Other occupiers within Lower Precinct include **New Look**, **H&M**, **The Entertainer**, **Pandora**, **The Works** and **River Island**. The centre also provides a 524-space car park.

ACCOMMODATION

The premises are arranged over Ground and First Floor, comprising the following approximate floor areas and dimensions:

Internal Width	18 ft 6 ins	5.63 m
Shop Depth	33 ft 6 ins	10.23 m
Ground Floor Sales	575 sq ft	53.46 sq m
First Floor Ancillary *	674 sq ft	60.19 sq m

*Accessed remotely

COVENTRY 5 SHERBOURNE ARCADE LOWER PRECINCT SHOPPING CENTRE

TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

RENTAL

£17,500 pax.

SERVICE CHARGE

The service charge for the current budget year is approximately £8,336.02.

BUSINESS RATES

Rateable Value from April 2026	£16,000
Rates Payable 2026/2027	£6,112

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The EPC rating for this property is B-49.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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JOINT AGENTS

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