

**SHOP TO LET - SUBJECT TO VACANT
POSSESSION**

**UNIT 5
9 SHERBOURNE ARCADE
LOWER PRECINCT SHOPPING CENTRE
COVENTRY
CV1 1DN**



LOCATION

The premises sit on the lower level of the shopping centre within the popular Sherbourne Arcade one of the main thoroughfares to one of the UK's leading indoor markets.

Occupiers in Sherbourne Arcade include **Home Bargains** and a number of popular local independent retailers.

Other occupiers within Lower Precinct include **H&M, New Look, Pandora** and the newly opened **Cards Direct, The Works** and **Fragrance Shop**.

ACCOMMODATION

The premises are arranged over ground floor with potential remote storage available and comprises the following approximate net internal floor areas:-

Ground Floor Sales	53.46m ²	575 sq ft
Remote First Floor Anc	60.19m ²	647 sq ft

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a terms to be agreed.

RENTAL

The commencing rental will be £17,500 pax.

SERVICE CHARGE

An annual service charge for the year end December 2025 is budgeted as follows:-

Ground Floor Only	£ 8,336
Ground & First Floor	£15,230

An insurance payment will also be required depending upon exact demise.

EPC

The Energy Performance Asset Rating of the premises currently falls within category B (49).

A copy of the Energy Performance Certificate can be made available upon request.

RATES

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value (2026 Assessment)	£16,000
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We suggest that all interested parties should verify the above information with the Local Authority.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the Joint Agents:-

Wright Silverwood
Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

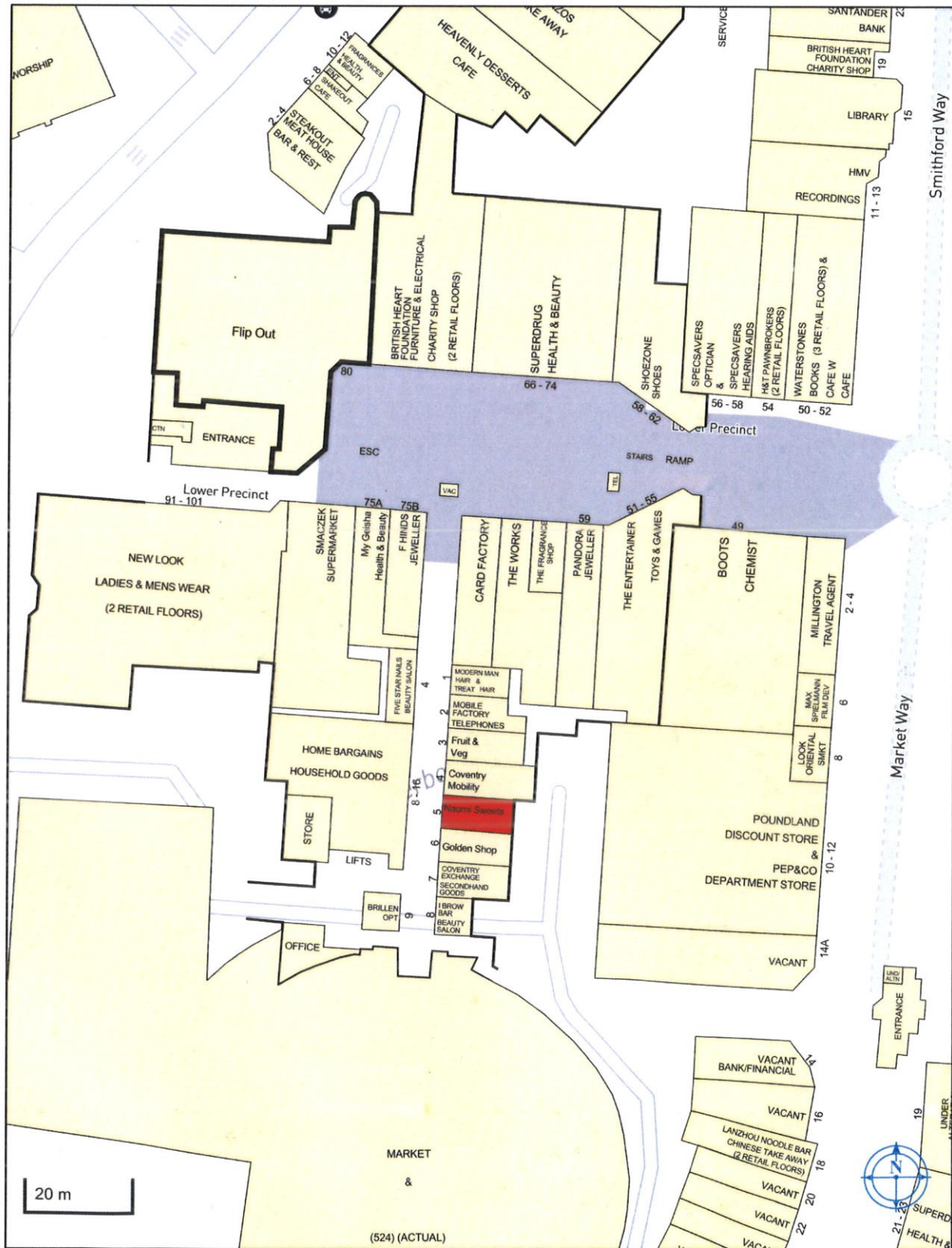
Or

AS Retail
Tel: 0207 287 2155

All transactions are stated exclusive of VAT
Subject to Contract

Date: April 2026

0121 454 4004



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