

# RETAIL

## COVENTRY - Former Gym

Avon House, Cannon Park Shopping Centre



### EPC

A copy of the energy performance certificate is available on request.

### BUSINESS RATES

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



## SHOP TO LET

### LOCATION

Cannon Park Shopping Centre is located just off the A45 in Canley, directly adjacent to Warwick University and approximately 3.5 miles from Coventry City Centre. The shopping centre benefits from 900 free parking spaces and is anchored by **Tesco Extra**. Other multiple retailers in the scheme include **Costa**, **Card Factory**, **Peacocks**, **Holland & Barrett** and **Iceland**.

### SITUATION

Avon House is situated next to a **Tesco Superstore** and above a **Sports Direct** and **Boots Chemist**.

### LEASE

5 year Ex Act Lease, 18 month term certain, and quarterly mutual rolling break clause's for either party post 18 months.

### PREVIOUS PASSING RENT

£ 169,000 pax

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### Total Floor Area

Ground Floor Entrance	597 sq ft	56 sq m
First Floor	10,735 sq ft	997 sq m
Second Floor	10,643 sq ft	988 sq m
Plant room	492 sq ft	46 sq m

### BUSINESS RATES & SERVICE CHARGE

Rates Payable (23/24)	£ 66,000
Service Charge (23/24)	£ 34,000
Insurance Charge (23/24)	£ 4,000

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

### VIEWING

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

### BWD

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