



COVENTRY

UNIT 75A LOWER PRECINCT SHOPPING CENTRE

LOCATION

The premises are situated in a busy location on the Lower Mall on the south side of Lower Precinct Shopping Centre, immediately adjacent to **F Hinds** and **Delikatesy Smaczek**.

Other occupiers in the immediate vicinity include **New Look**, **H&M**, **Cards Direct**, **The Fragrance Shop**, **Sostrene Grene** and **River Island**. The centre also provides a 524-space car park.

ACCOMMODATION

The premises were recently re-fitted and are arranged over Ground Floor only, comprising the following approximate floor areas and dimensions:

Internal Width	19ft 8ins	6 m
Shop Depth	79 ft	24.1 m
Ground Floor NIA	1,637 sq ft	152.08 sq m

TERMS

Available on a new effectively full repairing and insuring lease for a minimum term of 10 years.

RENTAL

£40,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £19,012.62 for the current year plus an insurance payment of £288.88.

BUSINESS RATES

Rateable Value 2025	£21,000
Rates Payable 2025/2026	£10,479

Interested parties are advised to check with the local rating authority.

EPC

The property has a rating of D.

ANTI MONEY LAUNDERING (AML)

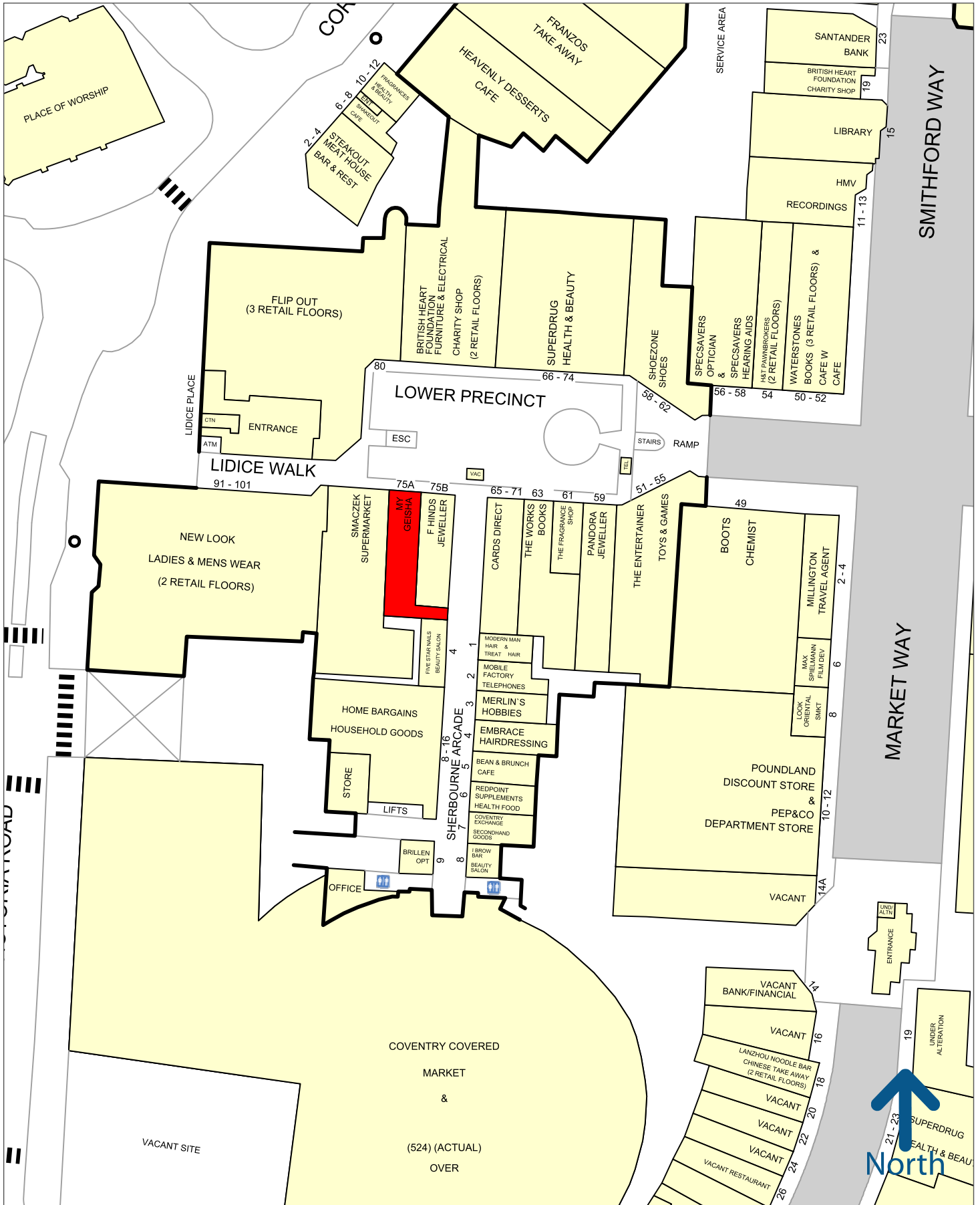
Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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OR JOINT AGENTS

Wright Silverwood - 0121 454 4004
Space Retail - 0345 900 3900



50 metres

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Created By: AS Retail Property Services Limited