

TO LET

48 Broadgate, Coventry,
West Midlands, CV1 1NF



Location

Located opposite The Lady Godiva statue, this pitch within the city finds a mix of retail and leisure tenants, of both national, and regional trading close together.

Including - **Starbucks, Deichmann, Wagamama, Cosy Club, Timpson's, Greggs, Primark, The Phone Zone.**

Description

The subject property is a 2-storey retail unit located in Coventry City Centre fronting onto Broadgate.

Broadgate is a prime retail and leisure destination in the heart of Coventry City Centre.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	86.03	926
Basement	104.88	1,129
Total	190.91	2,055

Rent

£45,000 Per Annum Exclusive

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

A Rateable Value of **£57,500 p.a.**

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

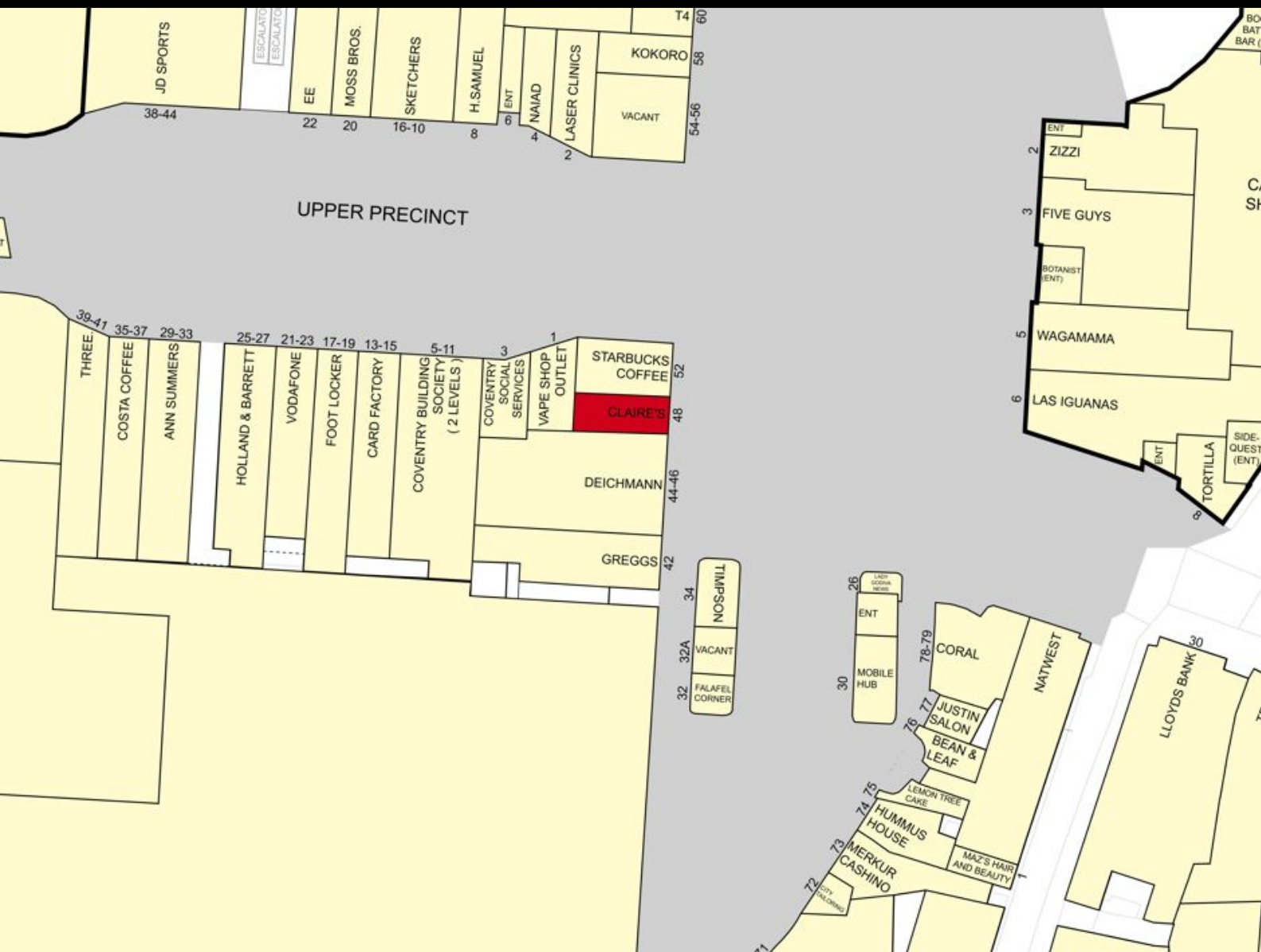
£4,000 pa

Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail