

SHOP TO LET

Unit 31 Orchard Link, West Orchards
Coventry, West Midlands, CV1 1QX

Ready for Immediate Occupation



Location

West Orchards is Coventry's dominant shopping centre, an enclosed scheme comprising three trading floors, well located in the heart of the city centre extending to 220,000 sq ft of retail, food and leisure space. It benefits from a busy food court and 563 car parking spaces.

The City is experiencing significant development buoyed by the success of Coventry University and major developments including Friargate, Cathedral Lanes and the City Centre South regeneration scheme. The property occupies a prominent position on the Link Mall connecting West Orchards Shopping Centre with the Upper Precinct, this well-located retail unit benefits from strong pedestrian flow and excellent visibility. The unit is situated close to **Footasylum** and directly opposite an **NHS clinic**.

Accommodation

The premises comprises of the following approximate floor area;

Unit 31	Sq M	Sq Ft
Ground Floor	109.99	1,184
First Floor	43.85	472
Total	153.84	1,656

Tenure

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

EPC

The EPC is available upon request.

Business Rates

RV £31,750 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

On Application

Service Charge

There is an annual service charge of **£16,490 + VAT**.

Insurance

Current annual insurance is **£1,245 + VAT**.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

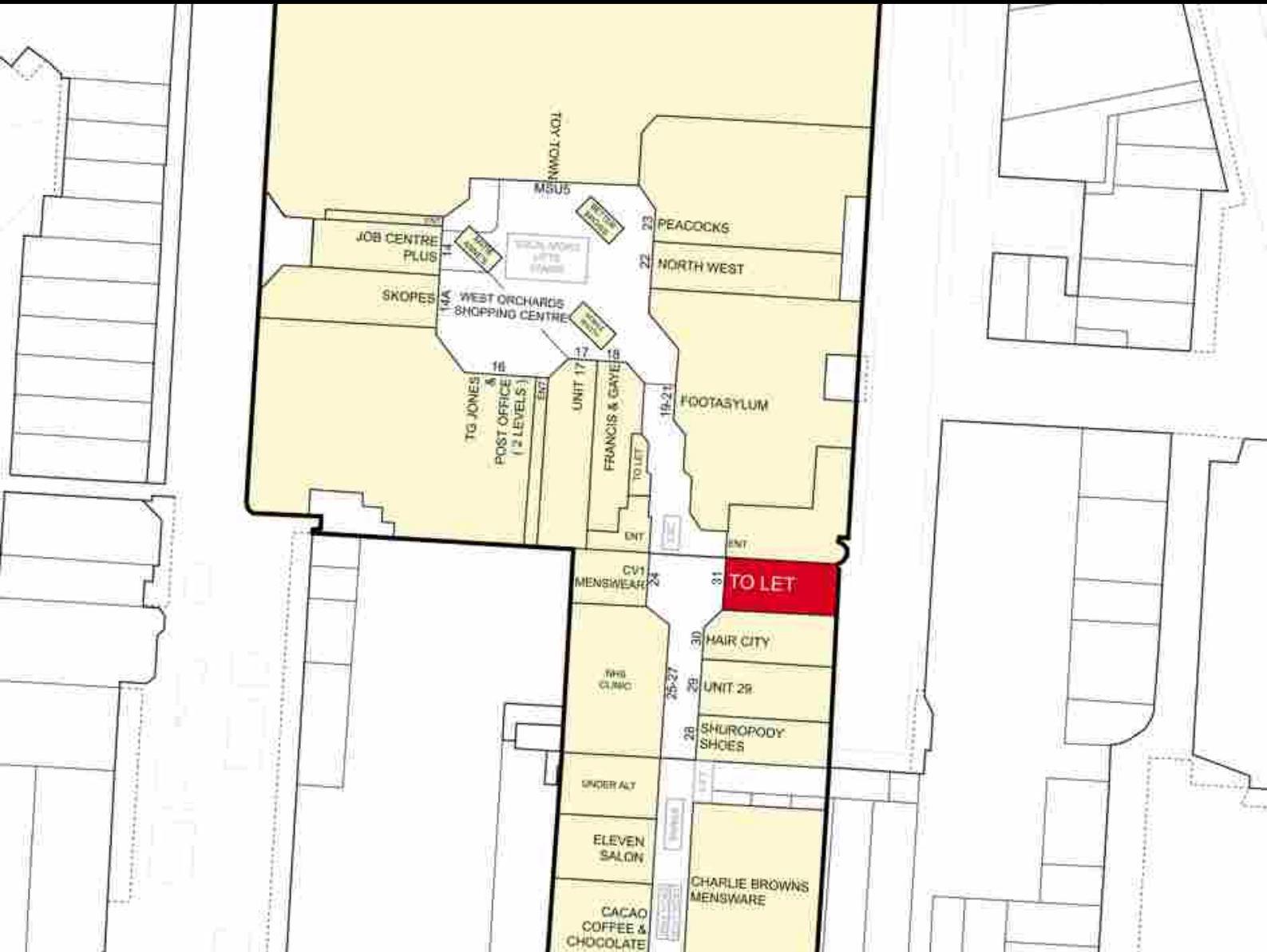
Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or McMullen RE on 0203 058 0204.

SHOP TO LET

Unit 31 Orchard Link, West Orchards
Coventry, West Midlands, CV1 1QX

Ready for Immediate Occupation



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail