



COVENTRY

**UNIT 64
LOWER PRECINCT
SHOPPING CENTRE**

STAFF UNAWARE

LOCATION

Lower Precinct is the dominant covered shopping centre in Coventry boasting a host of national retailers including **H&M, River Island, Sostrene Grene, Pandora, Superdrug, The Works and Cards Direct.**

The premises sit in a prominent location on the Upper Mall, immediately adjacent to **Blue Banana and Co-operative Travel Agent,** close to **Clarks, Lush, Ryman** and the new **Flip Out.**

ACCOMMODATION

The premises are arranged over Ground and First Floor, comprising the following approximate floor areas:

Ground Floor Sales	1,200 sq ft	111.5 sq m
First Floor Sales	1,450 sq ft	134.7 sq m
First Floor Ancillary	275 sq ft	25.5 sq m

TERMS

Available on a new effectively FRI lease for a term of years to be agreed.

RENTAL

Rent upon Application.

SERVICE CHARGE

The Service charge is approximately £46,378 for the current year.

BUSINESS RATES

Rateable Value 2025	£24,500.00
Rates Payable 2025/2026	£12,225.50

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

EPC

TBC

ANTI MONEY LAUNDERING (AML)

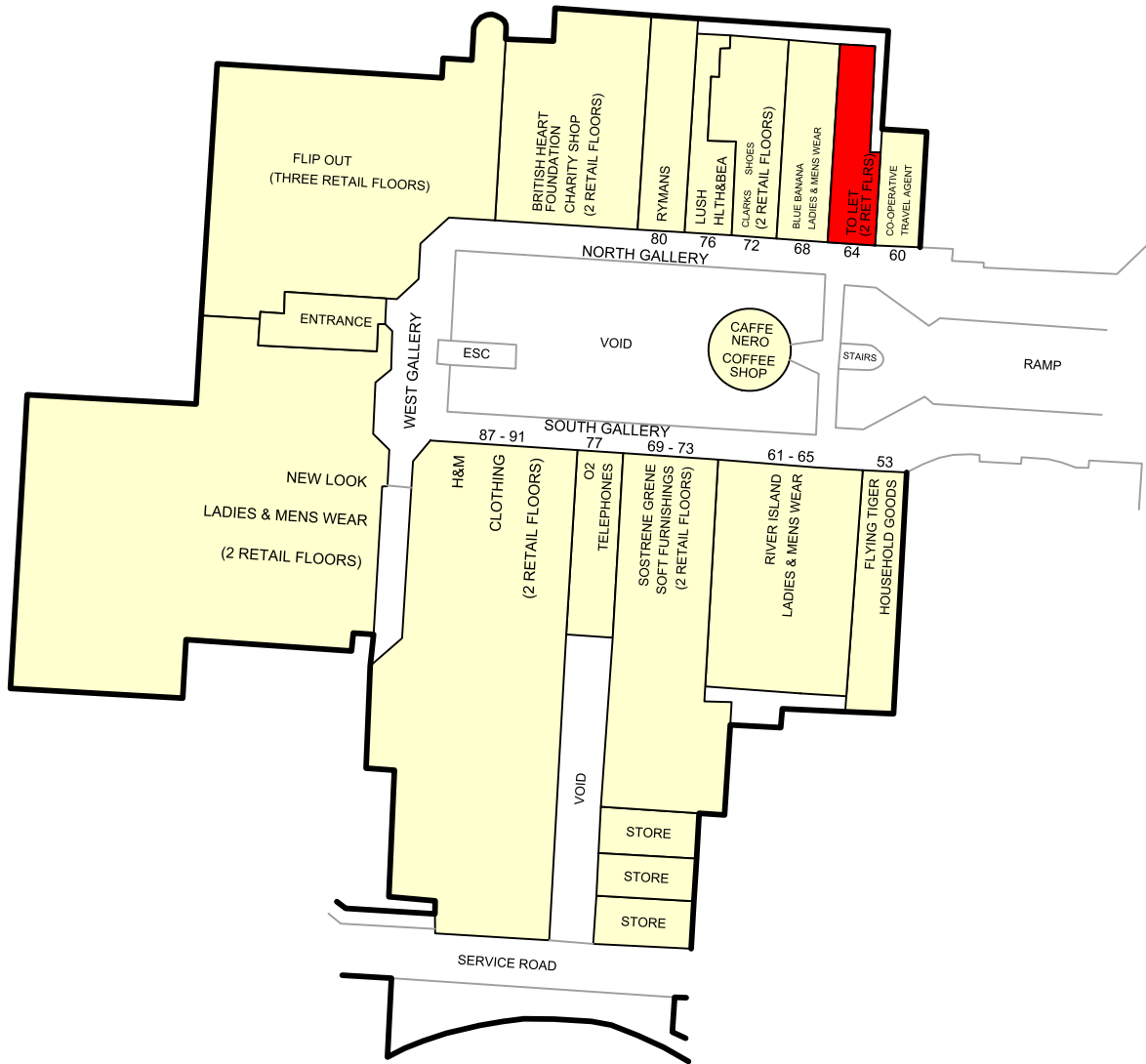
Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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OR JOINT AGENTS

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



LOWER PRECINCT



50 metres

Experian Goad Plan Created: 06/02/2025
Created By: AS Retail Property Services Limited