

TO LET

Unit 75A

1,637 sq.ft

(152.08 sq.m)



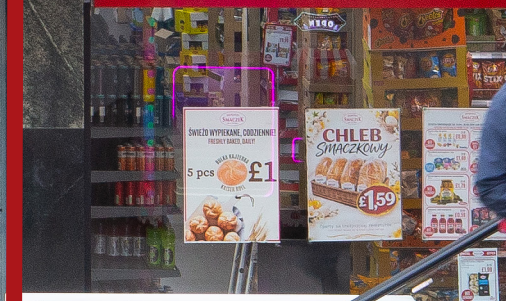
INDS



JEWELLERY DESIGN
VALUATIONS
ENGRAVING
JEWELLERY REPAIRS
WATCH REPAIRS
WATCH STRAPS
GOLD FOR CASH



Polish and European



M LOWER PRECINCT SHOPPING CENTRE

Coventry
West Midlands
CV1 1NQ

Occupiers Include



LOWER PRECINCT SHOPPING CENTRE

UNIT 75A

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,637	152.08
TOTAL	1,637	152.08

Description

The premises occupy a prime position immediately adjacent to F Hinds and Delikatesy Smaczek.

Rent

£47,500 per annum exclusive of rates, VAT and service charge.

Rateable Value

Rateable Value from April 2026 £44,250.00. Rates Payable 2026/2027 £16,903.50. Interested parties are advised to make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge approx £12,000 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



EPC

Rating D. Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Location - CV1 1NQ

Lower Precinct is a well-established retail destination offering over 220,000 sq ft of prime retail space, anchored by a strong lineup of national operators including Søstrene Grene, The Works, Flip Out, Card Factory, and The Fragrance Shop.

The scheme benefits from an on-site 524 space car park, providing excellent accessibility and high customer footfall.



43

Lettable Units On-Site



221,986 sq.ft

Total Area



What Three Words
films.legs.quarrel

LOWER PRECINCT SHOPPING CENTRE SITE PLAN

SHEET ANCHOR EVOLVE

part of M^{Core}



Sam Cohen
 07787 392 840
 020 7228 6508
 scohen@saevolve.com

Viewing
 Strictly via prior appointment
 with the appointed agents:

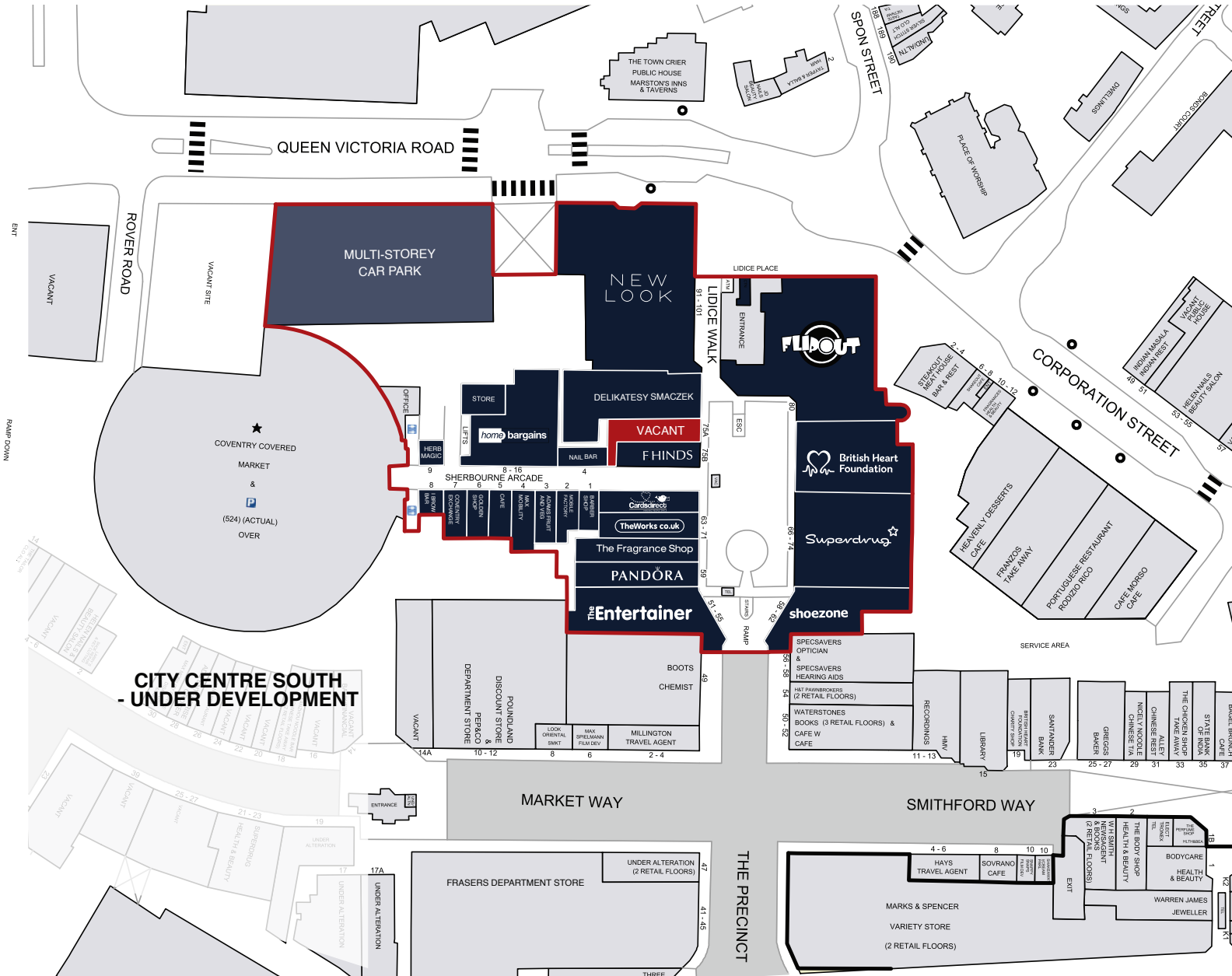


Ollie Haxton
 07443 438 192
 0207 287 2155
 ollie@as-retail.co.uk

Andrew Shepherd
 07715 001 005
 0207 287 2155
 andrew@as-retail.co.uk



Andrew Benson
 07771 604 524
 0121 410 5546
 andrew.benson@wrightsilverwood.co.uk



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