

SHOP TO LET

Unit 4 West Orchards
Shopping Centre, Coventry
CV1 1QX



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. Key tenants include **M&S**, **WHSmith**, **Bodycare**, **Bodyshop** and **Footasylum**. 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 City Centre South regeneration scheme. New tenants to West Orchards this year include **Iceland**, **One Below** and **Toy Town** with more openings soon.

DESCRIPTION

The subject property is situated on the busiest entrance into West Orchards where neighboring occupiers include **Bodycare**, **M&S**, **The Perfume Shop**, **The Body Shop** and **Vision Express**.

ACCOMODATION

The shop comprises of the following approximate floor areas:

Ground Floor: 120 sq. m 1,292 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

Upon Application.

SERVICE CHARGE

There is an annual service charge of **£11,818** plus VAT.

INSURANCE

Current annual insurance is **£789** per annum.

RATEABLE VALUE

Current Rateable Value - £54,500

Rateable Value from April 2023 - £23,000

This information is for guidance purposes only.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with Creative Retail.

SUBJECT TO CONTRACT

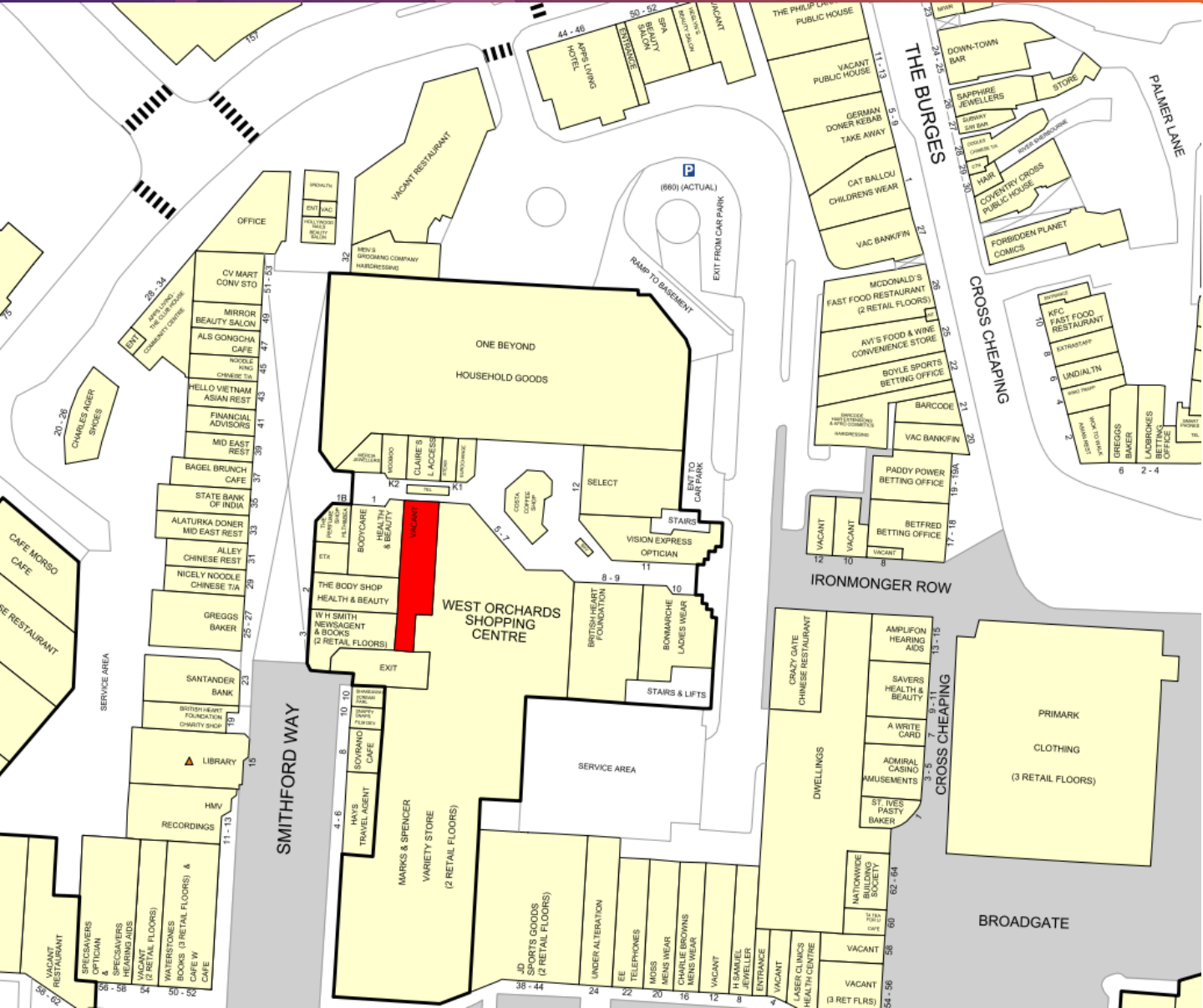

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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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.
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- 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.

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