

SHOP TO LET

Unit 17 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**, **WH Smith**, **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**.

DESCRIPTION

The subject property is well positioned on the busy Central Mall near to **Post Office** and jeweller **Francis & Gaye**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	205.69 sq. m	2,214 sq. ft
First Floor:	75.07 sq. m	808 sq. ft

TENURE

The shop is available by way of full repairing and insuring lease on terms to be agreed.

RENT

Upon Application.

SERVICE CHARGE

There is an annual service charge of **£27,614** plus VAT.

INSURANCE

Compulsory insurance is currently **£1,921** per annum.

RATEABLE VALUE

Rateable Value - **£29,750**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

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 the Joint Retained Agents.

SUBJECT TO CONTRACT

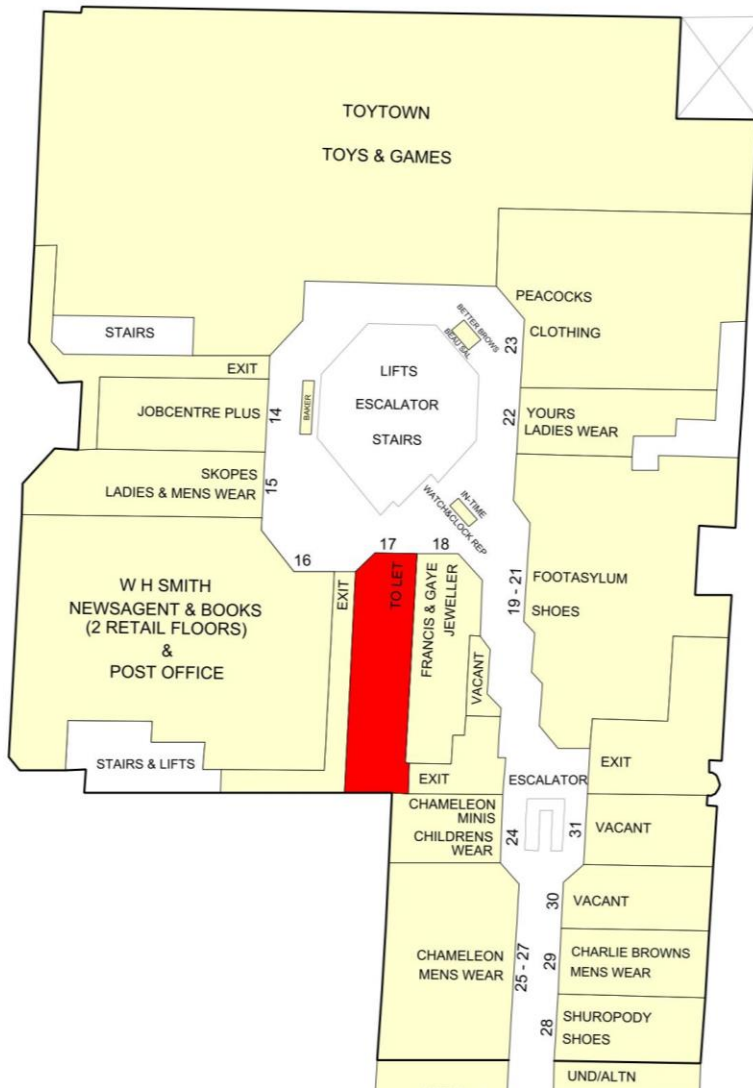

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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