

SHOP TO LET

Unit 22 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. 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.

DESCRIPTION

The subject property is situated on the First Floor Central Mall in West Orchards where neighboring occupiers are **Footasylum, Peacocks, Vision Express, WH Smith, Esquires** and **Skopes**.

ACCOMODATION

The shop comprises of the following approximate floor areas:

Ground Floor:	153 sq. m	1,647 sq. ft
First Floor:	84.26 sq. m	907 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

£50,000 plus VAT per annum exclusive.

SERVICE CHARGE

There is an annual service charge of **£23,714** plus VAT.

INSURANCE

The annual insurance premium is **£1,774** plus VAT.

RATEABLE VALUE

Rateable Value (2023) - £26,750

Qualifying businesses can claim up to 75% retail rates relief until 31st March 2025. 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 the Joint Retained Agents.

SUBJECT TO CONTRACT

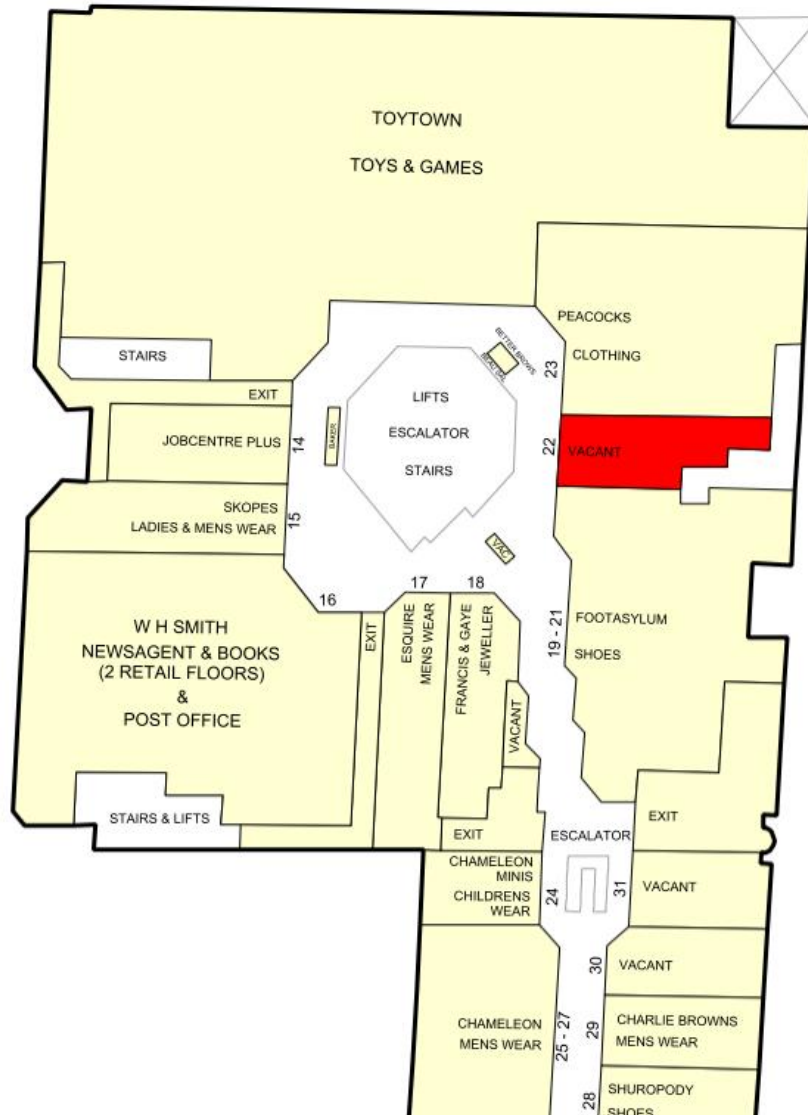

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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