

RETAIL / LEISURE TO LET

MSU D, First Floor West Orchards Shopping Centre,
Coventry, CV1 1QX

SUBJECT TO VACANT POSSESSION



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. New tenants to West Orchards include **Warren James, Iceland, One Below, British Heart Foundation, NHS** and **Toy Town**.

DESCRIPTION

The subject property is well positioned on the busy First Floor Atrium of West Orchards occupying a prominent corner position within the scheme. The unit itself is in an excellent condition having recently been stripped back and extensively refitted.

The unit is suitable for a wide variety of uses (STPP) including Retail, Leisure, Offices, Medical, and many more.

ACCOMODATION

The shop comprises of the following approximate floor areas:

GIA: 1,203 sq. m 12,953 sq. ft

*Option to extend the unit up to 29,765 sq. ft if required.

RENT

Upon Application

SERVICE CHARGE

There is an annual service charge of **£115,000** plus VAT

RATEABLE VALUE

Rateable Value (2023) - £176,000

This information is for guidance purposes only.

TENURE

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

EPC

Certificate available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment with Creative Retail.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION


CREATIVE RETAIL
PROPERTY CONSULTANTS

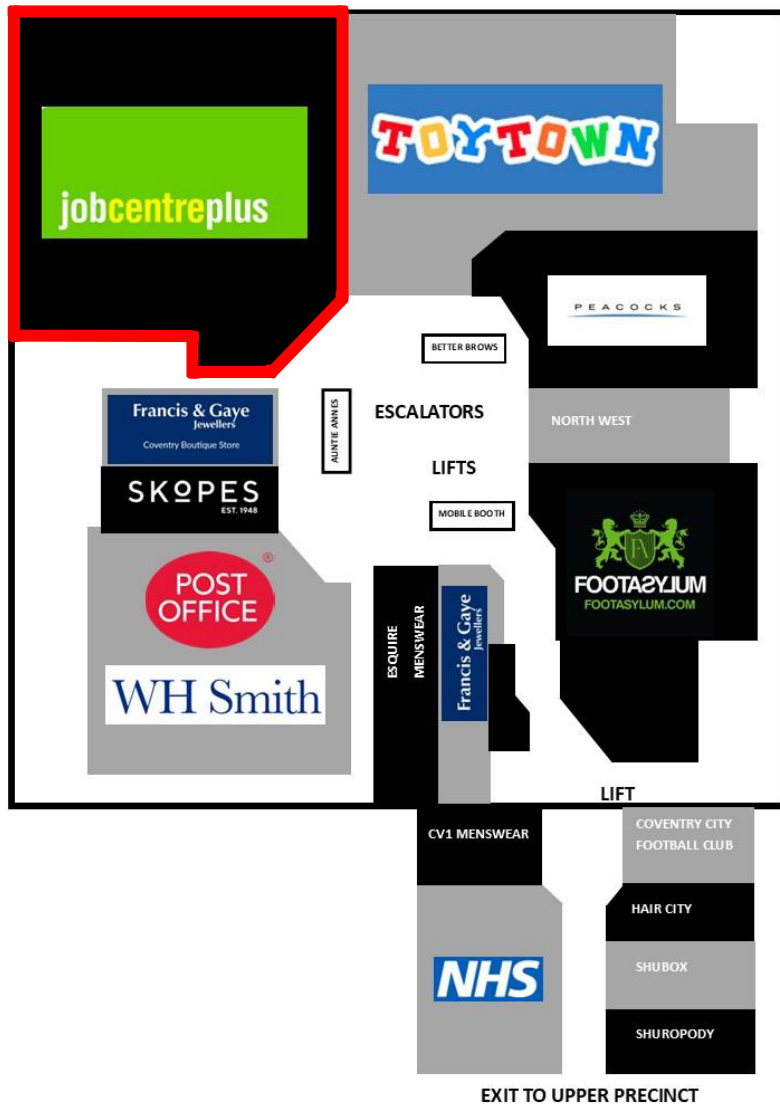
0121 400 0407

www.creative-retail.co.uk

RETAIL / LEISURE TO LET

MSU D, First Floor West Orchards Shopping Centre,
Coventry, CV1 1QX

SUBJECT TO VACANT POSSESSION



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or 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.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- 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.

For more information, please contact:

Guy Sankey
Tel: 07415 408196

Email: guy@creative-retail.co.uk

Scott Robertson
Tel: 07831 856733

Email: scott@creative-retail.co.uk

0121 400 0407

www.creative-retail.co.uk