

# SHOP TO LET

Unit 28 Orchard Link  
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 Orchard Link which directly connects The Precinct with West Orchards, neighboring occupiers include **NHS Health Centre**, **Coventry City FC Shop** and **Shu-Box**. The unit itself is in an excellent condition ready for immediate occupation.

## ACCOMODATION

<b>Ground Floor:</b>	99.60 sq. m	1,072 sq. ft
<b>First Floor:</b>	31.60 sq. m	340 sq. ft

## TENURE

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

## RENT

Upon Application.

## SERVICE CHARGE

There is an annual service charge of **£13,355** plus VAT.

## INSURANCE

Current annual insurance is **£892** plus VAT.

## RATEABLE VALUE

**2023/24 RV - £25,000 (2023)**

## EPC

Certificate available upon request.

## 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 sole agents Creative Retail.

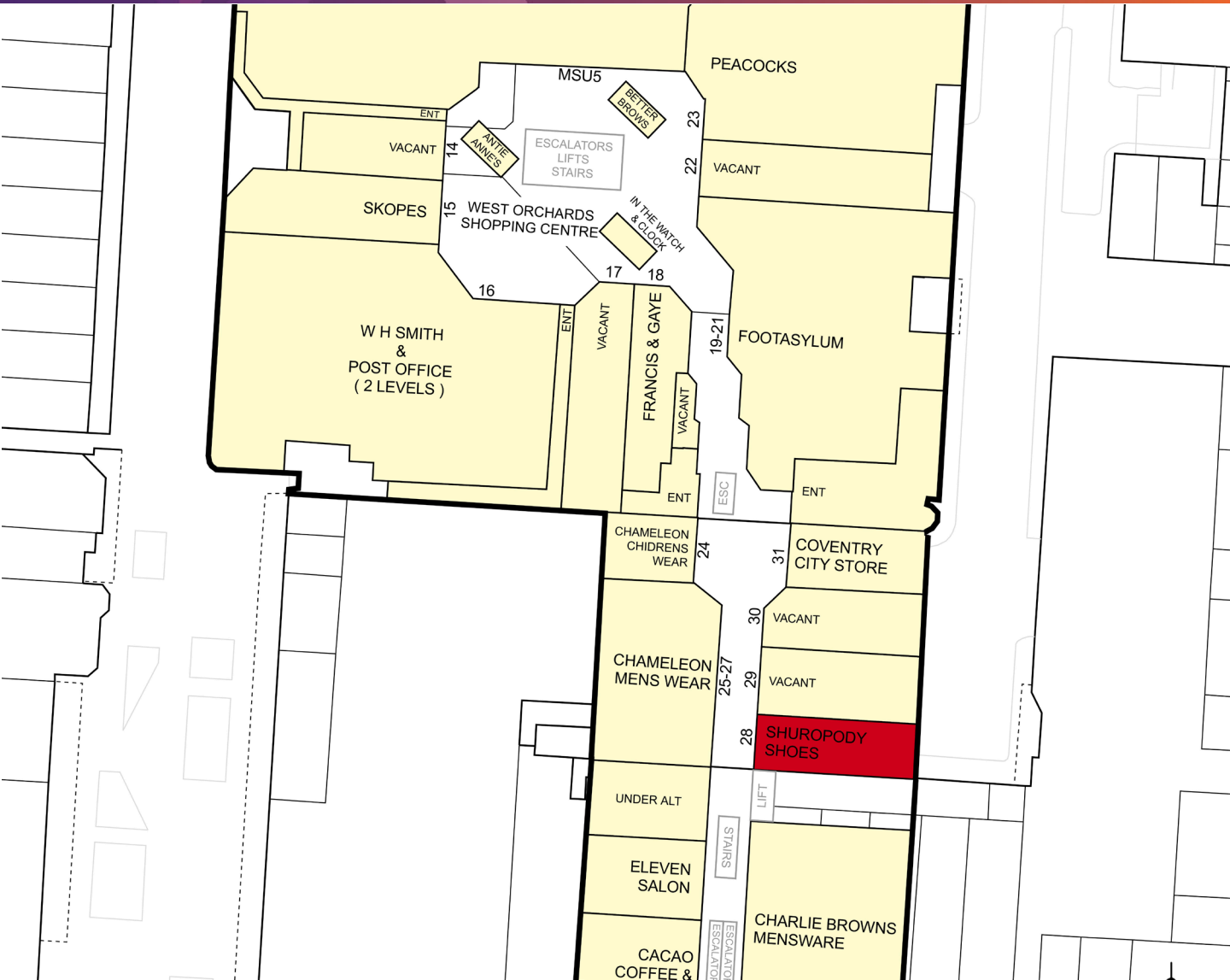
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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