

CITY CENTRE KIOSK TO LET

Unit A4a First Floor Kiosk
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. New tenants to West Orchards this year include **Iceland**, **One Below** and **Toy Town**.

DESCRIPTION

The subject property is situated on the First Floor Linkway in West Orchards where neighboring occupiers are **Footasylum**, **Peacocks**, **Yours Clothing**, **Francis & Gaye Jewellers** and **Toy Town**.

ACCOMODATION

The shop comprises of the following approximate floor areas:

Shop Floor: 27.03 sq. m 291 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.

INSURANCE

The annual insurance premium is **£178** plus VAT.

RENT

£26,000 per annum plus VAT.

SERVICE CHARGE

There is an annual service charge of **£2,758** plus VAT.

RATEABLE VALUE

RV 2022/23	£11,500
RV 2023/24	£6,900

Qualifying occupiers may be eligible for up to **100% rates relief**. 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

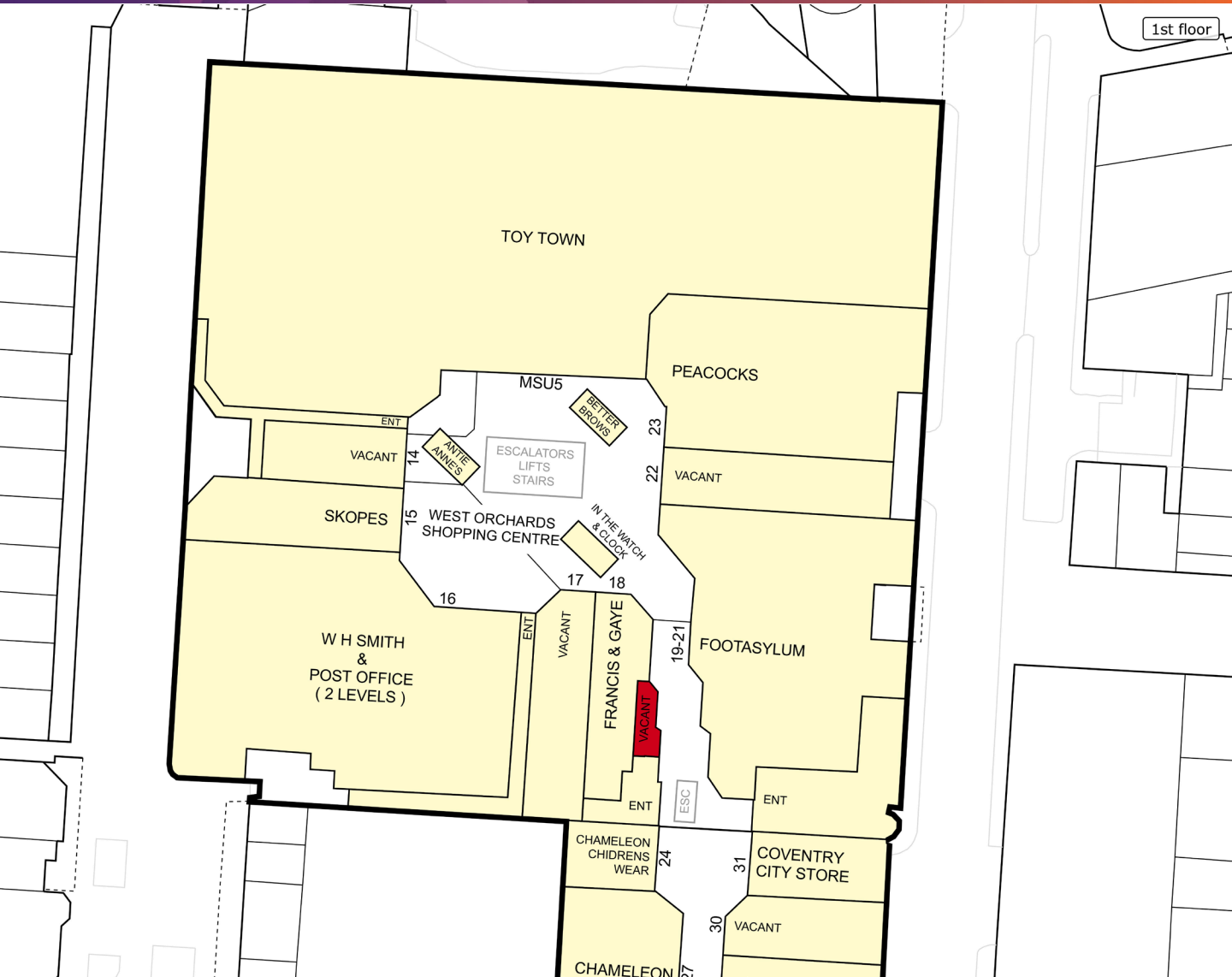

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

SHOP TO LET

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