

# CITY CENTRE FOOD KIOSK TO LET

Unit R1a, Food Court  
West Orchards Shopping Centre, Coventry,  
CV1 1QT



## 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 include **Iceland, BHF, One Below, Toy Tow.**

## DESCRIPTION

The subject property is situated on the Upper Floor Food Court in West Orchards where neighboring occupiers are **MacDonalds, Chopsticks, Krispy Kremes, Subway** and many more.

## ACCOMODATION

The shop comprises of the following approximate floor areas:

<b>Kiosk &amp; Seating:</b>	2,450 sq ft	227.61 sq m
<b>Remote Storage:</b>	310 sq ft	28.80 sq m

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## RENT

**£50,000 + VAT** per annum.

## SERVICE CHARGE

There is an annual service charge of **£25,906 + VAT**.

## INSURANCE

There is an annual service charge of **£1,895 + VAT**.

## RATEABLE VALUE

Rates Payable (2024) **£18,746**

Qualifying occupiers may be eligible for up to **75% rates relief**. This information is for guidance purposes only.

## 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

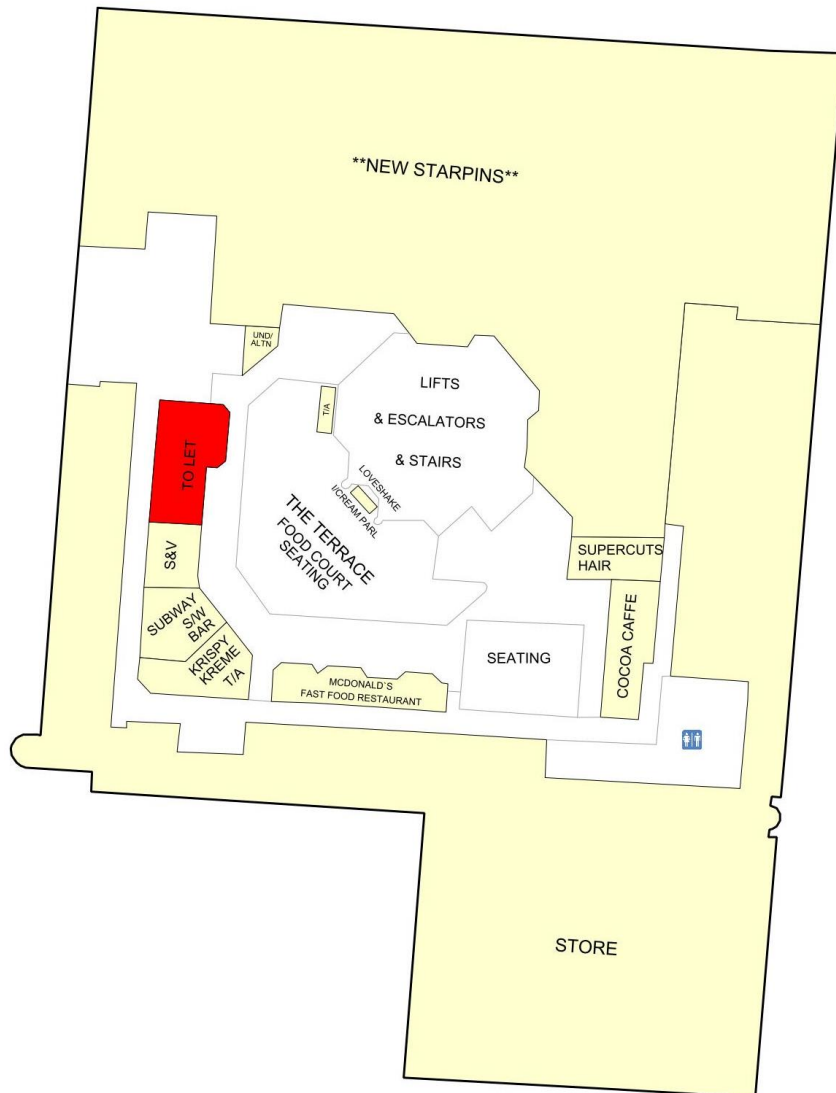
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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