

RETAIL COVENTRY

3A Orchard Link



SHOP TO LET

LOCATION

The Precinct provides the focus for prime retailing within Coventry City Centre, comprising approximately 90,000 sq ft of space. Multiple retailers include **Bank**, **River Island**, **Topshop**, **Jack & Jones**, **Clintons**, **Footlocker**, **HMV** and **Costa Coffee** amongst others.

SITUATION

The subject premises are located in a prime location at the upper level of The Precinct and Orchard Link which leads into the first floor of the West Orchard Shopping Centre. Nearby retailers include **Holland & Barrett**, **HMV** and **Charlie Browns**.

LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£45,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	1,083 sq ft	100.6 sq m
Ground Floor Store	619 sq ft	57.7 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£35,500
Rates Payable (2015/16)	£17,502
Service Charge (2015/16)	£10,566

VIEWING

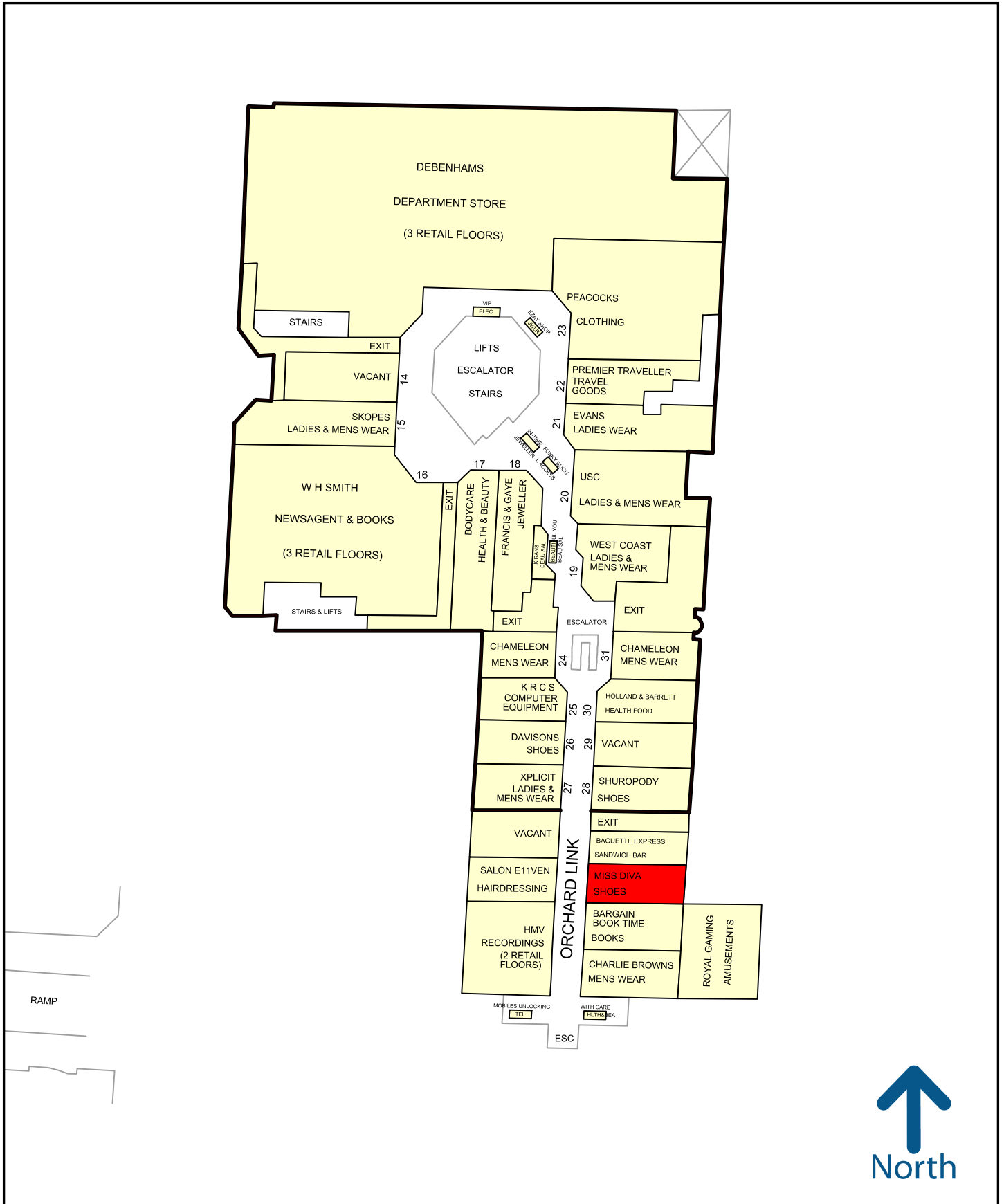
For further information or to arrange a viewing, please contact:

BWD

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50 metres

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