To Let:
City Centre Shop
14 City Arcade, Greyfriars Walk
City Centre
Coventry
CV1 3HW

Rent £13,500 per annum

50 sq.m. (533 sq.ft.) Retail Area

EPC Rating: D = 80

City centre retail shop

To let city centre two storey retail premises. Ground floor retail area approx 533 sq.ft. (49.53 sq.m.) with first floor 414 sq.ft. (38.47 sq.m.). Located within City Arcade close to Argos and IKEA. Viewings by prior appointment with Tara Gill. For further details T: 024 7683 2653.
14 CITY ARCADE, GREYFRIARS WALK, CITY CENTRE, COVENTRY, CV1 3HW

The Premises

- comprise of a ground and first floor unit with good large display windows.
- are located within the heart of City Arcade, in close proximity to Argos, Holland & Barrett and Coventry Market. The Arcade benefits from an interesting mix of local and national retailers including cafe's, health shops, fancy dress shop and a reptile shop. Adjoining City Arcade there is Shelton Square, Bull Yard and IKEA.
- are accessed from the rear of the property from Queen Victoria Road.
- have a ground floor area approx 533 sq.ft (49.53 sq.m.) and first floor 414 sq.ft. (38.47 sq.m.).
- are ideal for retail use. Other uses may be considered.
- has two W.C facilities on the first floor.
- have an Energy Performance Asset Rating of D = 80.
- Your business may be eligible for a discount under the small business rate relief scheme in England if you only occupy one property and it has a rateable value below £12,000. N.B:* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2017/18 at 47.9p in the £ and small business rate 46.6p in the £.
- For more information visit www.businesslink.gov.uk/businessrates or to check if your business would qualify contact the Council's Business Rates team T:024 7683 2522 or e-mail businessrates@coventry.gov.uk.

What it Will Cost

- Rent £13,500 per annum
- Service/Sinking Fund Charge
- Rates Payable 2017/18* £0.00 per annum
- Rateable Value 2017/18* £9100

Terms of Tenancy

- The terms of the lease are to be agreed and the Council will consider flexibility of use but the tenancy excludes section 24-28 of the Landlord and Tenant Act 1954 Part II, due to the re-development to the southside of the city centre.
- The tenant is responsible for all internal repairs.
- One quarter's rent is payable on completion of the lease.
- Rent is payable quarterly in advance by Direct Debit.
- Each party is responsible on completion for own legal costs.
- Possession is available on completion of legal formalities.

Use

- The property is to be used for retail purposes within class A1 of the Town and Country Planning (Use Classes) Order 1987, as amended.
Information

For further information or to arrange a viewing, please contact Tara Gill on:-
T: 024 7683 2653
e: tara.gill@coventry.gov.uk

Business support is available from our partners the Chamber of Commerce.

Coventry and Warwickshire Chamber of Commerce provides a range of support and advice to businesses, including financial management, business growth, diversification and marketing. For more information please call 024 7665 4321 or visit www.cw-chamber.co.uk

Contact Details
Commercial Property Management
Floor 9, Civic Centre 4
Much Park Street
Coventry
CV1 2PY
e: commercial.property@coventry.gov.uk

If you need information in another format or language please contact us.
e-mail: commercial.property@coventry.gov.uk

Additional Pictures 1

Misrepresentation Act 1967

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