



To Let – Prime Retail Unit 3,058 sq. ft (284.10 sq. m)

Mall Unit 4

Coventry Arena Shopping Park, CV6 6AS

- Prime shopping park
- Anchored by a top performing Tesco Extra
- 5.7 million visitors a year
- Excellent tenant mix



GL Hearn
Part of Capita plc

Newsteer
REAL ESTATE ADVISERS

Joint agents:

arenashopping.com

ARENA SHOPPING PARK

Mall Unit 4 - To Let Coventry, CV6 6LN

LOCATION

Arena Shopping Park, located just three miles north of Coventry city centre, is located opposite the impressive Ricoh Arena, a world class exhibition, event, and conference centre in Coventry close to Birmingham Airport.

Unit 4 is directly opposite a top performing Tesco Extra which attracts approximately 109,000 visitors a week and 5.7 million a year.

Getting here

The property is located adjacent to the A444 Phoenix Way to the north of Coventry city centre.

By Car

Sat nav: CV6 6LN

Free parking and 1,650 spaces available on the park.

By Bus

A bus stop is adjacent to the Tesco Extra offering frequent service to Coventry and is served by the following bus routes: 4, 5, 360A, 360C, 703.

By Train

Coventry Arena Centre Station is on the Coventry Nuneaton line and located between the shopping park and the Ricoh Arena.

DESCRIPTION

The property comprises a terraced building of steel frame construction with part glazed and part composite clad elevations. The property is arranged over the ground floor and provides a terrace of retail units, including Boots, M&S, Next and New Look.

ACCOMMODATION

The premises are offered in excellent condition extending to the following approximate floor areas (from VOA):

Ground Floor 3,058 sq. ft / (284.10 sq. m)

USE CLASS

E

RATES

Rateable Value -

UBR -

Rates Payable (Per Annum) -

The property has not yet been individually assessed and will need to be reassessed by the Valuation Office Agency.

RENT

Rent available upon application.

SERVICE CHARGE

The service charge within the mall is currently running at £5.65 per sq. ft.

VAT

All prices, premiums, and rents etc... are quoted exclusive of VAT at the prevailing rate.

EPC

EPC Rating - C (54)



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| UNIT | TENANT | SQ. FT |
|-----------------------|-----------------------------|--------------|
| Mall Unit 1 | Nando's | 3,079 |
| Unit Unit 3 | Coventry City Football Club | 609 |
| Mall Unit 4 | To Let | 3,058 |
| Mall Unit 5 | To Let | 1,272 |
| Mall Unit 6 | Shoe Zone | 2,456 |
| Mall Unit 7 | Game | 1,937 |
| Mall Unit 8 | O2 | 1,093 |
| Mall Unit 9 | Card Factory | 2,444 |
| Mall Unit 10 | TUI | 1,382 |
| Mall Unit 11 | Coventry Building Society | 1,700 |
| Mall Unit 12 | To Let | 1,297 |
| Unit 1 | Next & Costa | 15,256 |
| Unit 2 | New Look | 14,997 |
| Unit 3 | Boots | 9,980 |
| Unit 4 & 5 | Marks & Spencer | 20,346 |
| Unit 6 | Just for Pets | 5,995 |
| Unit 7A | JYSK | 5,870 |
| Unit 7B | Anglia Home Furnishing | 8,146 |
| Unit 8 | Next Home | 10,016 |
| Unit 9A | Decathlon | 15,000 |
| Unit 9B | Curry's / PC World | 15,000 |
| Unit 10A | Greggs | 1,000 |
| Unit 10B | Subway | 845 |
| Restaurant 2 | Burger King | 2,750 |
| Restaurant 1 | Pizza Hut | 3,189 |
| Store | Tesco Extra | 137,516 |
| Mobility Unit | Rouge | 730 |
| Unit 1 Phase 5 | Under Offer | 3,412 |
| Unit 2 Phase 5 | Under Offer | 3,414 |



VIEWING AND FURTHER INFORMATION

By appointment through joint agents GL Hearn and Newsteer

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Important Notice

1. This information is intended as a general outline, and if for guidance only. It does not constitute an offer or contract, or part of an offer or contract.
2. All information and descriptions (in text, plans, in photographs or other) are given in good faith and are believed to be correct. They should not be relied upon as statements of representation or fact.
3. Any areas, measurements or distances referred to are approximate only.
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5. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

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