



To Let – Prime Retail Unit 1,272 sq. ft (118.17 sq. m)

Mall Unit 5

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 5 - 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 5 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, fully fitted, and equipped condition extending to the following approximate floor areas (from VOA):

Ground Floor 1,272 sq. ft / (118.17 sq. m)

USE CLASS

E

RATES

According to the Valuation Office Agency (VOA), the rateable value is currently £50,500

UBR	51.2p
Rates Payable (Per Annum)	£25,856

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 – D (84)



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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

Kevin Farrow – GL Hearn
T +44 (0)7768 500 162
E kevin.farrow@glhearn.com

Eleanor Marjoram – GL Hearn
T +44 (0)7395 372 264
E eleanor.marjoram@glhearn.com

Dom Moore – Newsteer
T +44 (0)7769 650 190
E dom.moore@newsteer.co.uk

Important Notice

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