

To Let – Prime Retail Unit 1,296 sq. ft (120.40 sq. m) Mall Unit 12 Coventry Arena Shopping Park, CV6 6AS

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



Joint agents;



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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 12 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 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 premise fronts the entrance of the mall and is offered in excellent, fully fitted, and equipped condition extending to the following approximate floor areas (from VOA):

Ground Floor 1,296 sq. ft / (120.40 sq. m)

USE CLASS

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RATES

According to the Valuation Office Agency (VOA), the rateable value is currently £56,000

| UBR | 51.2p |
|---------------------------|---------|
| Rates Payable (Per Annum) | £28,672 |

RENT

Rent available upon application.

SERVICE CHARGE

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

VAT

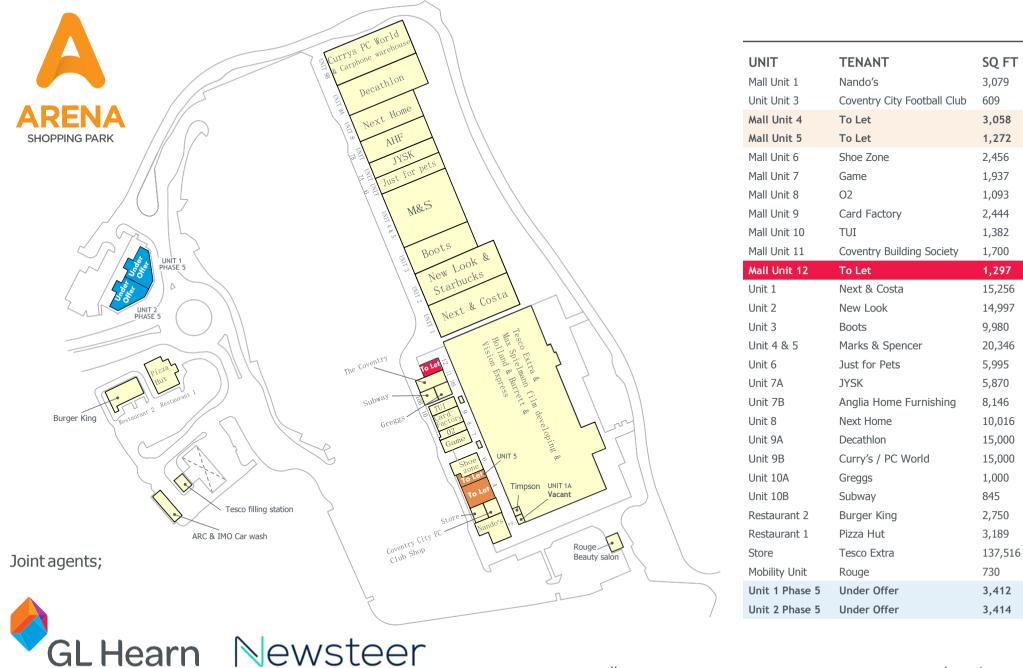
All prices, premiums, and rents etc... are quoted exclusive of VAT at the prevailing rate.

EPC

EPC Rating – C (69)



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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

Rob Nightingale-GLHearn T +44 (0)7395 372265 E robert.nightingale@glhearn.com

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

Important Notice

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- 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.
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- 5. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

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