



# To Let – Fully Fitted Restaurant Premises

3,412 sq. ft (316.99 sq. m)

Unit 1 Phase 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



## ARENA SHOPPING PARK

Unit 1 - To Let Coventry, CV6 6LN

### LOCATION

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

Unit 1 Phase 5 is situated in close proximity to 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. The A444 provides onward road access to Coventry to the south, and the M6 to the north with access at junction 3.

#### 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 ground floor, provides two retail/restaurant units, and forms part of Arena Shopping Park.

### 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 £97,000.00

UBR 51.2

Rates Payable (Per Annum) £4,966,400

The property has been individually assessed by the Valuation Office Agency.

### LEASE TERMS

The premises are available for a flexible term by way of a new effectively FRI lease.

### RENT

Available upon application.

### SERVICE CHARGE

The service charge is running at £12,215.34 pa  
£3.58 per sq. ft.

### VAT

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

### EPC

EPC Rating – C

Further details on request



UNIT	TENANT	SQ. FT
Mall Unit 1	Nando's	3,079
Unit Unit 3	Coventry City Football Club	609
<b>Mall Unit 4</b>	<b>To Let</b>	<b>3,058</b>
<b>Mall Unit 5</b>	<b>To Let</b>	<b>1,272</b>
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
<b>Mall Unit 12</b>	<b>To Let</b>	<b>1,297</b>
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
<b>Unit 1 Phase 5</b>	<b>To Let</b>	<b>3,412</b>
<b>Unit 2 Phase 5</b>	<b>Under Offer</b>	<b>3,414</b>



## 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](mailto:kevin.farrow@glhearn.com)

Rob Nightingale – GLHearn  
T +44 (0)7395 372265  
E [robert.nightingale@glhearn.com](mailto:robert.nightingale@glhearn.com)

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

### 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.
4. No person in the employment of GL Hearn has any authority to make or give any representation or warranty whatsoever in relation to any property.
5. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

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Joint agents:



**GL Hearn**  
Part of Capita plc

**Newsteer**  
REAL ESTATE ADVISERS

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