



**ROB ALSTON**  
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**PROMINENT  
RETAIL UNIT TO  
LET**



## WARWICKSHIRE SHOPPING PARK, COVENTRY

UNIT 18, CV3 2SB.

### LOCATION

Warwickshire Shopping Park is a 190,000 sq ft shopping park located just off the A46 approximately 6 miles east of Coventry city centre. The park benefits from an open A1 planning consent and 388 car parking spaces.

### ACCOMMODATION

Internal Width	23ft 10in	7.28 m
Shop Depth	83 ft 0 in	25.32 m
Ground Floor Area	1,970 sq ft	183.1 sq m

### RATES

Rateable Value (2017)	£48,750
Interested parties are advised to make their own enquiries regarding rates payable for 2018/19.	
Service Charge (2018)	£6,600 per annum

### DESCRIPTION

The unit was constructed approximately 5 years ago and is located in a prominent and visible location fronting onto the main car park and also benefits from a small return frontage.

Nearby occupiers include **Boots, Asda Living, M&S, Outfit, H&M, Card Factory, O2, Costa** etc.

### COMMENCING RENTAL

Rental offers are invited in the region of **£50,000 per annum** exclusive.

### LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a Year 5 rent review.

### VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or **DOMINIC RODBOURNE** - Savills (0207 409 9945)

### EPC

A copy of the Energy Performance Certificate is available on request

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