



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
www.apretail.co.uk

**COVENTRY**  
**2-4 MARKET WAY**  
**CV1 1DL**

**PRIME SHOP**  
**TO LET**

#### LOCATION

The shop is located in a prime corner trading position at the junction of the Precinct and Market Way, being adjacent to **Boots**, opposite to **Marks and Spencer**, while being close to a number of national retailers including **Specsavers**, **BHS**, **Waterstones**, **Jack Jones**, **Carphone Warehouse**, **Vodafone** and **Costa**.

#### DEMISE

The shop comprises of a ground floor sales area with storage and staff facilities upon the first and second floors.

#### DIMENSIONS

Internal width	81' 6"
Shop depth	20' 4"
Ground floor sales area	1,525 sq ft
First floor stores	639 sq ft
Second floor stores	687 sq ft

#### LEASE

An effective full repairing and insuring lease will be granted for a duration of 15 years with 5 yearly upward only rent reviews.

#### RENT

£120,000 per annum exclusive

#### SERVICE CHARGE

To be confirmed.



#### RATING ASSESSMENT

Rateable value	£86,500	
Rates payable	£64,661	(2017-18)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment:

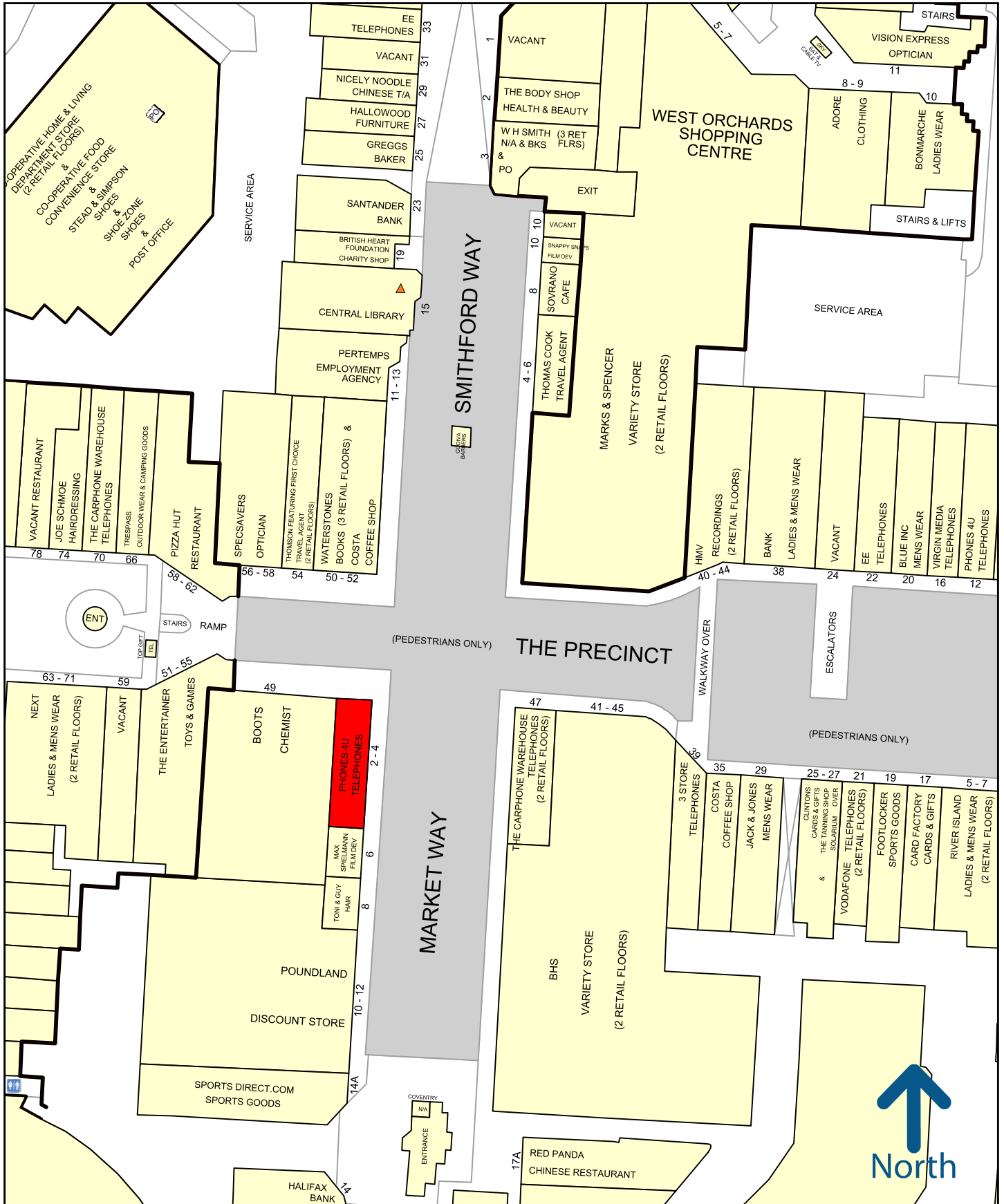
Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property  
**April 2017**



Experian Goad Plan Created: 14/10/2014  
Created By: Adam Perrey Limited

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