

RETAIL COVENTRY

Unit 25 Cannon Park Shopping Centre



SHOP TO LET

LOCATION

Cannon Park Shopping Centre is located just off the A45 in Canley, directly adjacent to Warwick University and approximately 3.5 miles from Coventry City Centre. The shopping centre benefits from 900 free parking spaces and is anchored by **Tesco Extra**. Other multiple retailers in the scheme include **Costa**, **Card Factory**, **Wilkinson**, **Peacocks**, **Holland & Barrett** and **Iceland**.

SITUATION

Unit 25 is situated in a busy trading location within the scheme close to the entrance of **Tesco**, **Sports Direct** and **Costa**.

LEASE

The premises are available by way of a new FRI lease for a term of years to be agreed.

RENT

£35,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	1,278 sq ft	118.7 sq m
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BUSINESS RATES & SERVICE CHARGE

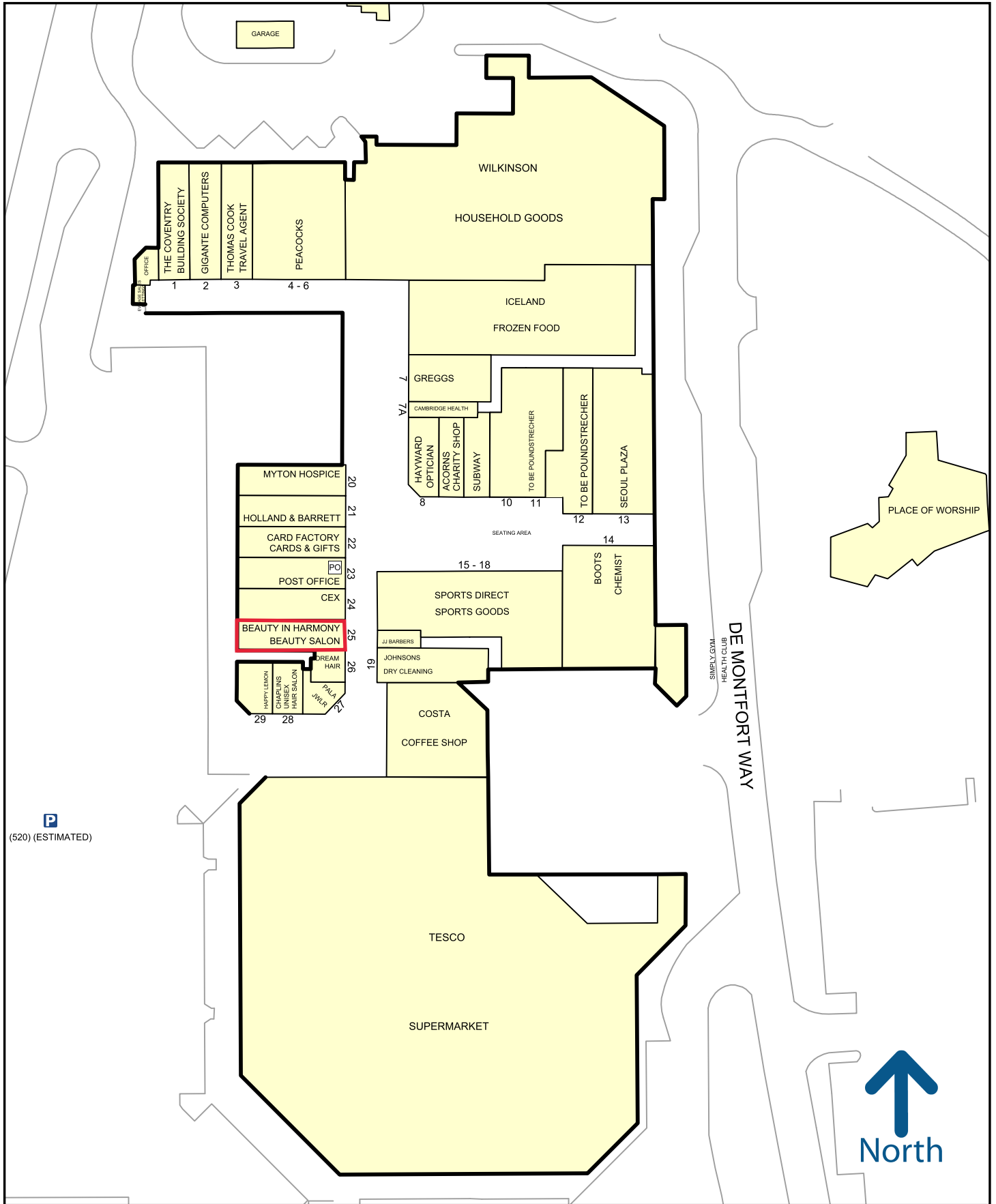
Rateable Value	£25,500
Rates Payable (2019/20)	£12,521
Service Charge (2017/18)	£5,284

VIEWING

For further information or to arrange a viewing, please contact:

BWD

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50 metres

Experian Goad Plan Created: 24/08/2018
Created By: Bidwell Webber De Pons Ltd

