

## TO LET

### NEW CITY CENTRE RETAIL UNITS

### 36-42 Corporation Street, Coventry CV1 1GF



### 1,011 - 4,000 SQ FT APPROX (93.92 – 371.6 SQ M)

- City Centre location opposite Belgrade Plaza
- Close to a range of retail occupiers including West Orchards Shopping Centre
- High Street and population in surrounding area
- Available for occupation Q4 2020

## Location

The properties are located on Corporation Street adjacent to the Belgrade Plaza scheme which provides a number of restaurants including Bella Italia, Café Rouge and Pizza Express. Corporation Street sits approximately north west of the City Centre between the largely pedestrianised areas to the east and south and the ring road to the north and west.

Corporation Street and the immediate surrounding area is now becoming one of the main student quarters of the City. The property is close to the redeveloped Co-Op building which houses high end apartments together with a number of food outlets along the ground floor.

The City's main rail and bus stations are within easy walking distance. The Belgrade Plaza public car park is nearby and there are also a number of other pay and display car parks in the vicinity.

## Description

The retail units form part of the main building occupied by Cosmo Restaurant. The units are currently undergoing a full refurbishment and will be configured initially to the areas outlined below. The properties can benefit from basement sales/storage areas.

The units can be taken separately or combined to provide larger retail areas.

## Accommodation

	sq ft	sq m
Unit 1	1,227	113.98
Unit 2	1,270	117.98
Unit 3	1,011	93.92
Unit 4	1,560	144.92

## Services

All mains services will be connected to the properties and separately metered.

## Rent

Upon application.

## Tenure

New effective Full Repairing & Insuring Leases will be granted for a term of years to be agreed.

## Rateable Value

To be assessed.

## Energy Rating

EPC to be provided upon completion of the new units.

## VAT

We understand that VAT will be chargeable on the rent.

## Legal Fees

The incoming tenant will be responsible for covering the Landlord's reasonable legal costs incurred.

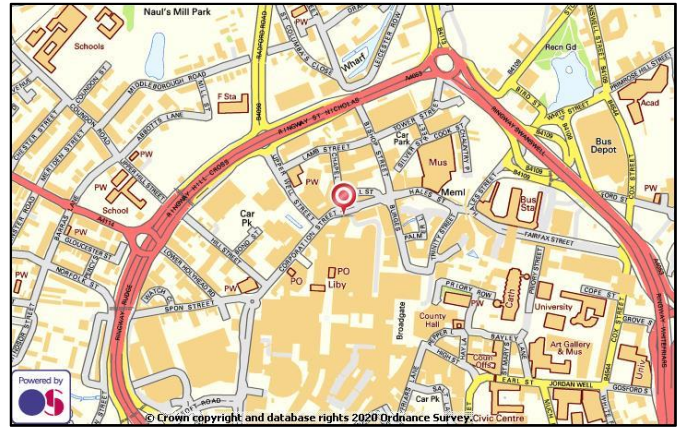
## Viewing

Strictly by appointment with the sole agent:

**NICK HOLT**

**024 7655 5180**

[nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)



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