

COVENTRY ARENA SHOPPING PARK CV6 6AS

PROMINENT A3 UNIT TO LET

DESCRIPTION

The Arena Shopping Park is situated at Junction 3 of the M6 and comprises a 137,516 sq ft Tesco Extra, together with a 22,500 sq ft mall of retail units where tenants include **Next, New Look, Boots, Decathlon** and **JYSK**. Immediately adjacent retailers include **Card Factory, Carphone Warehouse, Shoezone, Game** and **Tui**.

ACCOMMODATION

The premises are arranged over ground floor only and comprise the following approximate gross internal floor area:

Unit 1:	3,079 sq ft	286 sq m
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LEASE TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years, incorporating 5 yearly upwards only rent reviews at a commencing rent to be agreed.

TIMING

The unit is available for immediate handover, subject to vacant possession.

USE

The premises are currently allocated as A3 use class.

SERVICE CHARGE

The premises are subject to a service charge of approximately £17,211.

RATES 2016/2017

We have been advised that the premises have been assessed as follows:

Rateable Value:	£95,500
Rates Payable:	£47,464

Interested parties are advised to contact the local rating authority to check the likely rates payable (Coventry City Council: 024 7683 2525).

LEGAL COSTS

Each party is to bear their own legal costs incurred in respect of this transaction.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Alexis Gray-Cowley** (Alexis@morganwilliams.co.uk) or **Geoff Phillips** (geoff@morganwilliams.co.uk) of **Morgan Williams** (020 7493 4455) or our joint agents BWD (0121 262 6543).

**EPC available on request*

SUBJECT TO CONTRACT

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

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ARENA SHOPPING PARK, COVENTRY, CV6 6EN



SCHEME SIZE

294,760 sq ft
(27,384 sq m)

PLANNING

Open A1 / Bulky /
Leisure / Food

OWNERSHIP

Tesco / Deutsche Bank JV

CAR PARKING

1,650 spaces

UNIT	TENANT	SQ. FT
Mall 1/2	To Let	3,079
Mall 3	CCFC	609
Mall 4	Decks	3,058
Mall 5	Elliot Reeve	1,272
Mall 6	Shoe Zone	2,456
Mall 7	Game	1,937
Mall 8	O2	1,093
Mall 9	Card Factory	2,444
Mall 10	Thomson	1,382
Mall 11	Coventry Building Society	1,700
Mall 12	Carphone Warehouse	1,297
Unit 1	Next	15,256
Unit 2	New Look	14,997
Unit 3	Boots	9,980
Unit 4 & 5	Marks and Spencer	20,346
Unit 6	Just For Pets	5,995
Unit 7A	Jysk	5,870
Unit 7B	AHF	8,146
Unit 8	Next at Home	10,016
Unit 9	Decathlon	30,048
Unit 10 A	Greggs	1,000
Unit 10 B	Subway	845
Restaurant 2	Burger King	2,750
Restaurant 1	Pizza Hut	3,189
Store	Tesco	137,516
Mobility Unit	Rouge	730
Unit 1 Phase 5	Frankie and Benny's	3,412
Unit 2 Phase 5	Chiquitos	3,414

LETTING AGENTS



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