

### AT A GLANCE!

- ✓ New lease available
- ✓ Prominent corner unit
- ✓ Various uses considered



### Location

The subject property occupies a prominent corner position on Market Way, directly adjacent to **Poundland**. Further retailers in close proximity include **Boots** and **Superdrug**. **Flannels** recently opened and **Sports Direct** will be opening Spring 2024.

### Accommodation

The property is arranged over ground and basement floors providing the approximate floor areas:

	Sq Ft	Sq M
Ground Floor	533	49.5
Basement	10,539	979.1
<b>Total</b>	<b>11,072</b>	<b>1,028.6</b>

### Tenure

The premises are held by way of an effective FRI lease expiring 23/03/26 and available by way of assignment or sub-lease.

### Rent

Upon application.



## Viewing & Further Information

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# Coventry

## 10/12 Market Way, CV1 1DT

### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£37,000
UBR Rate (2023/24)	£0.512p
Rates Payable	£18,944

(Interested parties are advised to make enquiries with the Local Authority)

### Timing

Available Spring 2024

### Service Charge

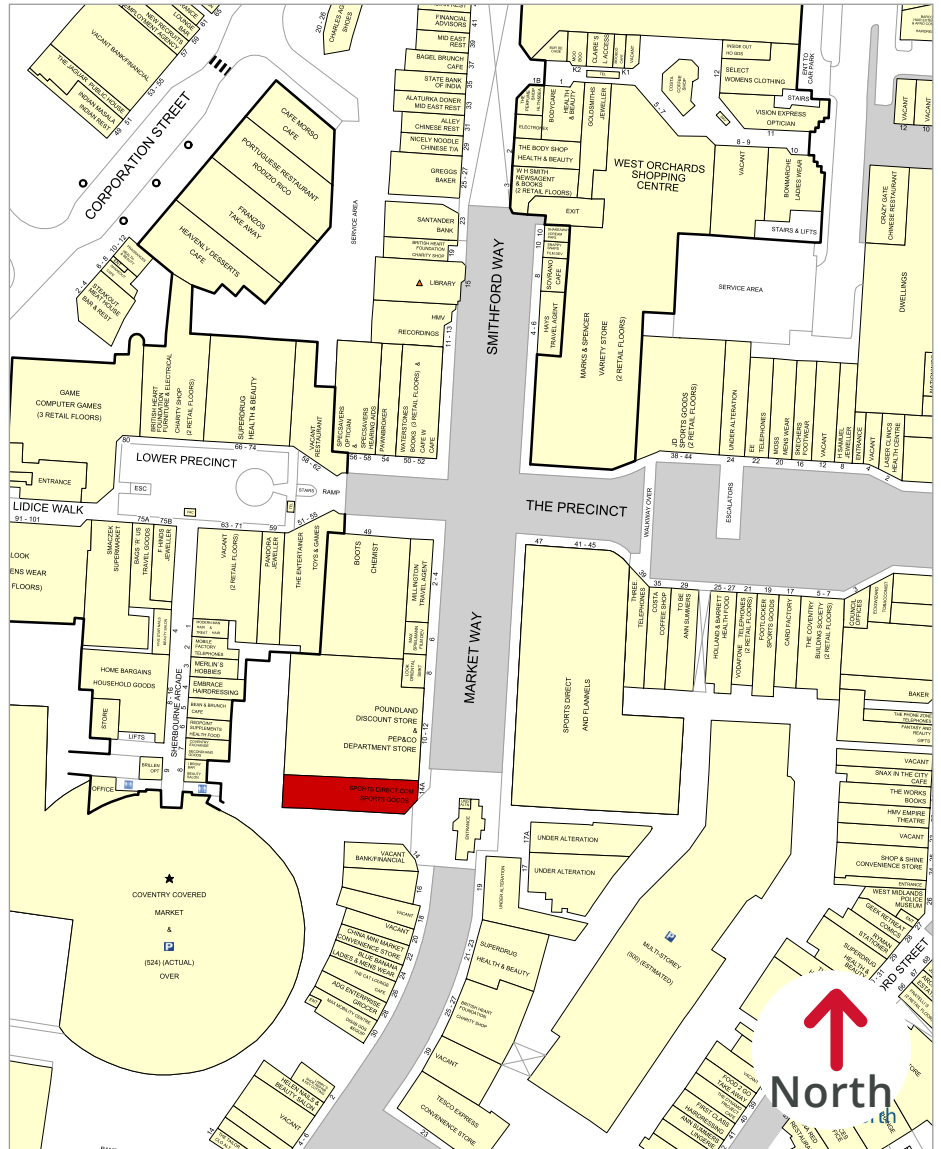
£11,905

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

EPC available upon request.



50 metres  
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