

To Let



Coventry

8 Orchard Link

1,424 sq ft (132.3 sq m)

Rent: £25,000 pax

Location & Description:

- **Coventry is located in the Midlands, 20 miles south east of Birmingham, and 10 miles north of Leamington Spa. The City is the 12th Largest in the UK with a resident population of 77,000.**
 - **Orchard Link forms part of West Orchards and The Upper Precinct retail schemes.**
 - **The subject property is located at the balcony level above JD Sports, adjacent to Charlie Browns and Cacao Coffee House, Shu Box, NHS Clinic and Coventry FC Club Shop.**
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Demise:

Ground Floor 1,424 sq ft (132.3 sq m)

Rent:

£25,000 per annum exclusive.

Lease:

A new FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £12,500.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - To be reassessed.

Please contact the local rating authority for more information.

Date Prepared:

March 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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