

Leeds Office: 0113 388 4848

To Let



Coventry

8 Orchard Link

1,424 sq ft (132.3 sq m)

Rent: £25,000 pax



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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.

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.

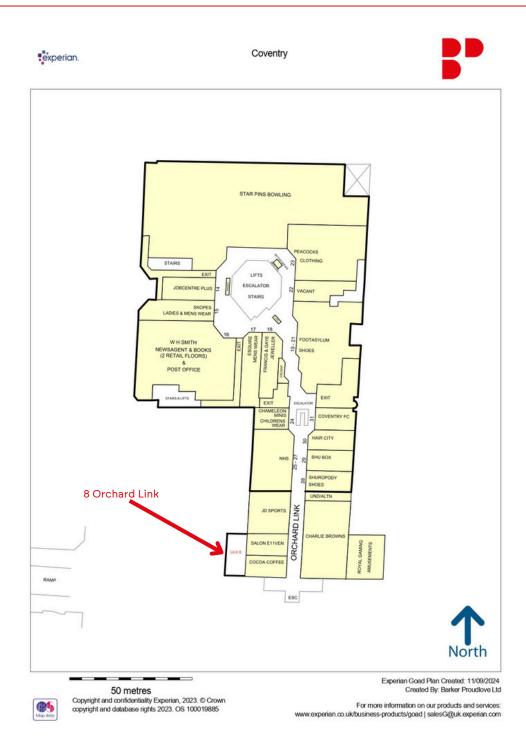
Contact Us:

Steve Henderson 07870 999618 steveh@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



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