

To Let



Coventry

7 Cross Cheaping

Ground Floor: 1,243 sq ft (115.5 sq m)

Rent: £37,500 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.**
- **Cross Cheaping links Broadgate and Cathedral Lanes to West Orchards, with retailers nearby including Primark, Savers, Amplifon, Nationwide and Tim Hortons.**

Demise:

Ground Floor 1,243 sq ft (115.5 sq m)
Basement 544 sq ft (50.5 sq m)

Rent:

£37,500 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 £9,796.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £22,000.

Date Prepared:

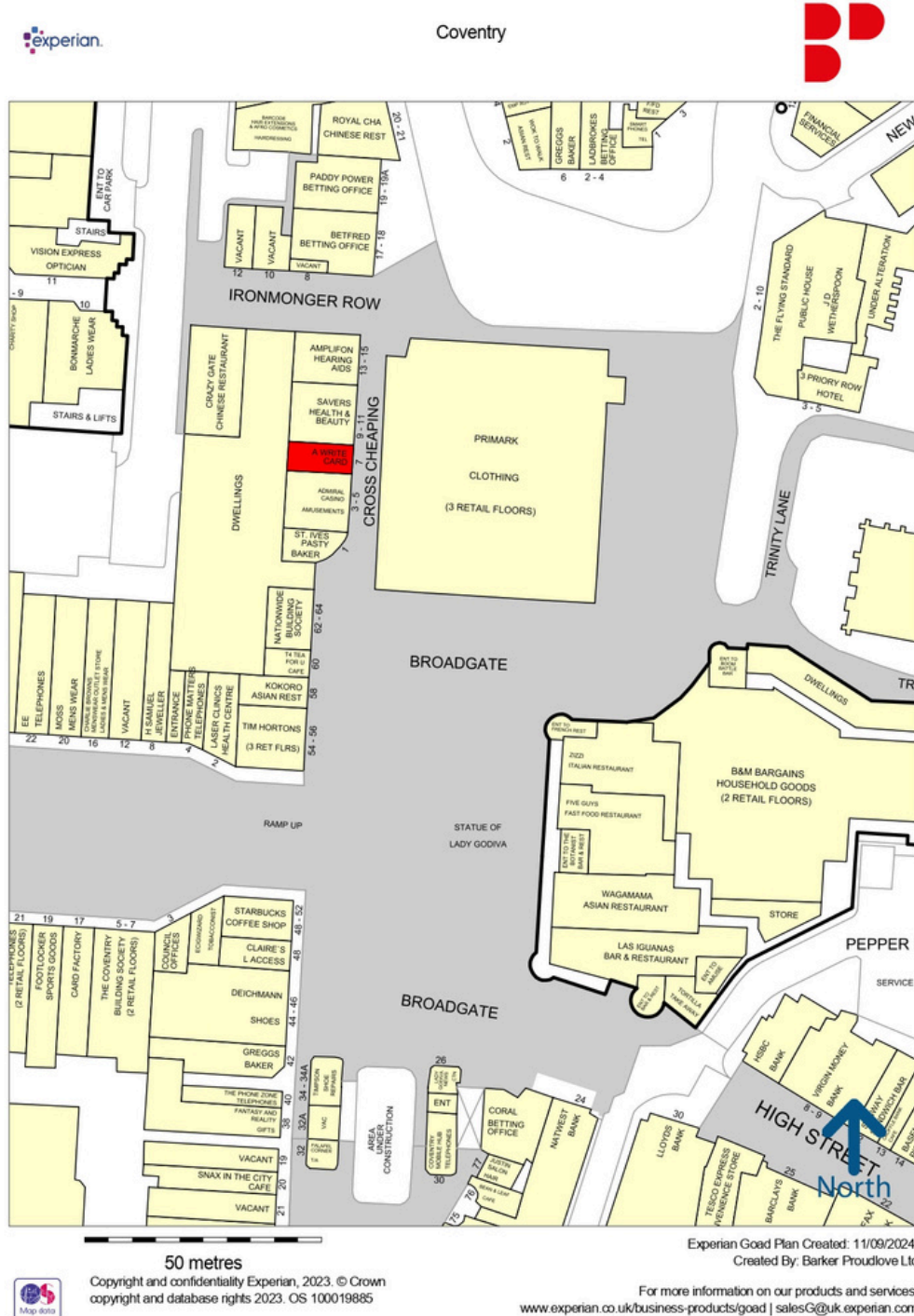
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