

FULLY FITTED BAR/RESTAURANT/LEISURE UNIT TO LET

# Unit 1, Cathedral Lanes, (formerly Bistrot Pierre), Coventry

CV1 1LL



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## Location

Cathedral Lanes is prominently located in the heart of Coventry City Centre, sitting adjacent to The Precinct Shopping centre – Coventry's leading shopping destination.

Operators include **Five Guys, Wagamama, Cosy Club, Zizzi, Las Iguanas, Turtle Bay** and **Tortilla**, with leisure operators **Boom Battle Bar** and **SideQuest**.

## Description

This unit is located at first floor with a dedicated ground floor entrance and lift. The unit benefits from a 60 ft wide external balcony providing west-facing outdoor seating onto Broadgate Square. Outside pavement seating is available on Licence from the Council

## Accommodation

The premises is arranged over ground and first floors, with an external terrace comprising the following approximate areas:

Ground Floor Entrance (with lift) :	441 sq ft	40.9 sq m
First Floor Trading :	4,467 sq ft	414.9 sq m
First Floor Storage :	301 sq ft	27.9 sq m
Terrace Seating (approx):	420 sq ft	39 sq m
<b>Total:</b>	<b>5,629 sq ft</b>	<b>522.9 sq m</b>



## Rent

£90,000 per annum

## Tenure

The property is available by way of a new lease, for a term to be agreed.

## Service Charge

On-account service charge for the current year stands at approximately £22,500 per annum.

## Rates

Rateable Value (2024/25)	£55,500
UBR:	£49.9
Rates Payable:	£27,695

*Parties are advised to make their own enquiries with the Local Authority*

## Use

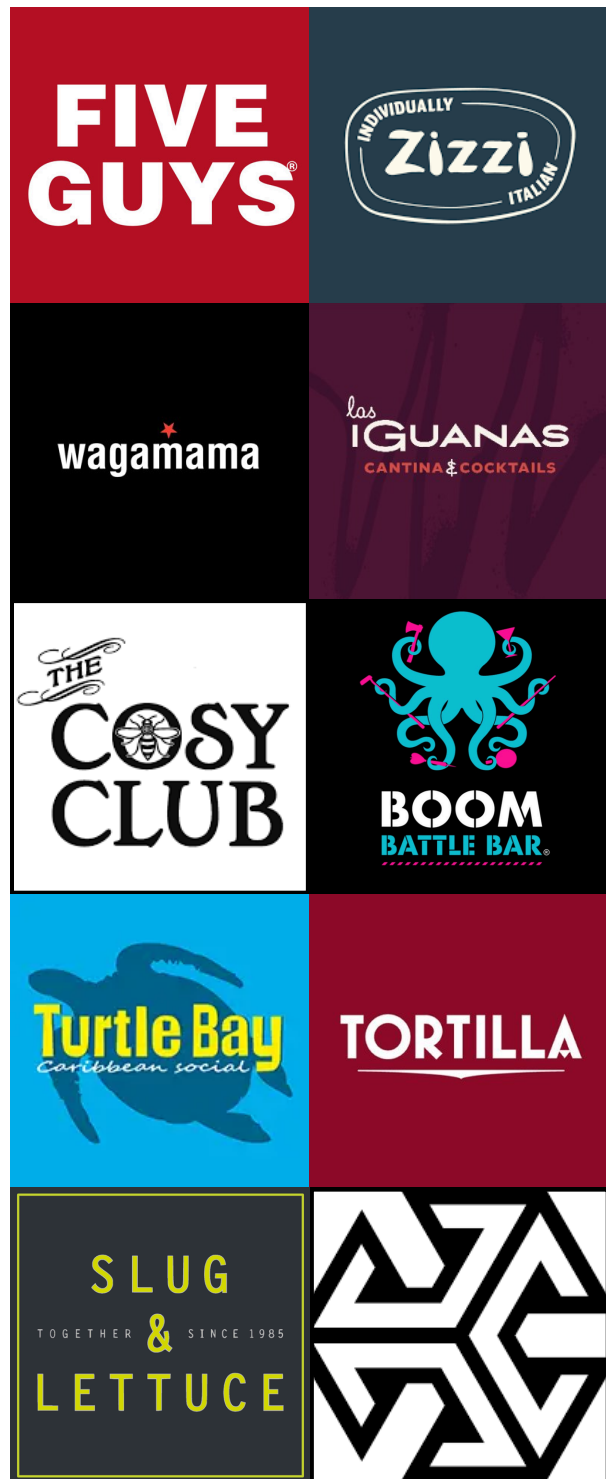
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

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

## EPC

A valid EPC for this property can be made available upon request.



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