

CONFIDENTIAL (STAFF UNAWARE) - SUBJECT TO VACANT POSSESSION

Unit 12, Cathedral Lanes, Coventry

CV1 1LL



Savills London

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Street London
W1G 0JD

savills.co.uk

 **Barker
Proudlove**

 **savills**

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, Tortilla, Las Iguanas, Slug & Lettuce** and **Turtle Bay**, with leisure operator **Boom Battle Bar**, with new restaurant operators to the scheme **DIAU** and **Turkuaz** opening late summer 2025.

Accommodation

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

Ground Floor Entrance (with lift) :	123 sq ft	11.4 sq m
First Floor Trading :	3,788 sq ft	351.9 sq m
Total:	3,911 sq ft	363.3 sq m

Please note there is potential to upsize to 4,420 sq. ft.

Description

The unit is located at first floor with a prominent entrance adjacent to Tortilla and the entrance to the Rotunda which leads to Cosy Club. The premises benefits from a first floor frontage fronting the High Street.

The premises is currently fitted out as a gaming facility, suiting leisure, bar, or retail use.



Rent

Available upon application.

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 £13,593 per annum.

Rates

Rateable Value (2024/25)	£66,500
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UBR:	£0.499
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Rates Payable:	£36,000
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Parties are advised to make their own enquiries with the Local Authority

Use

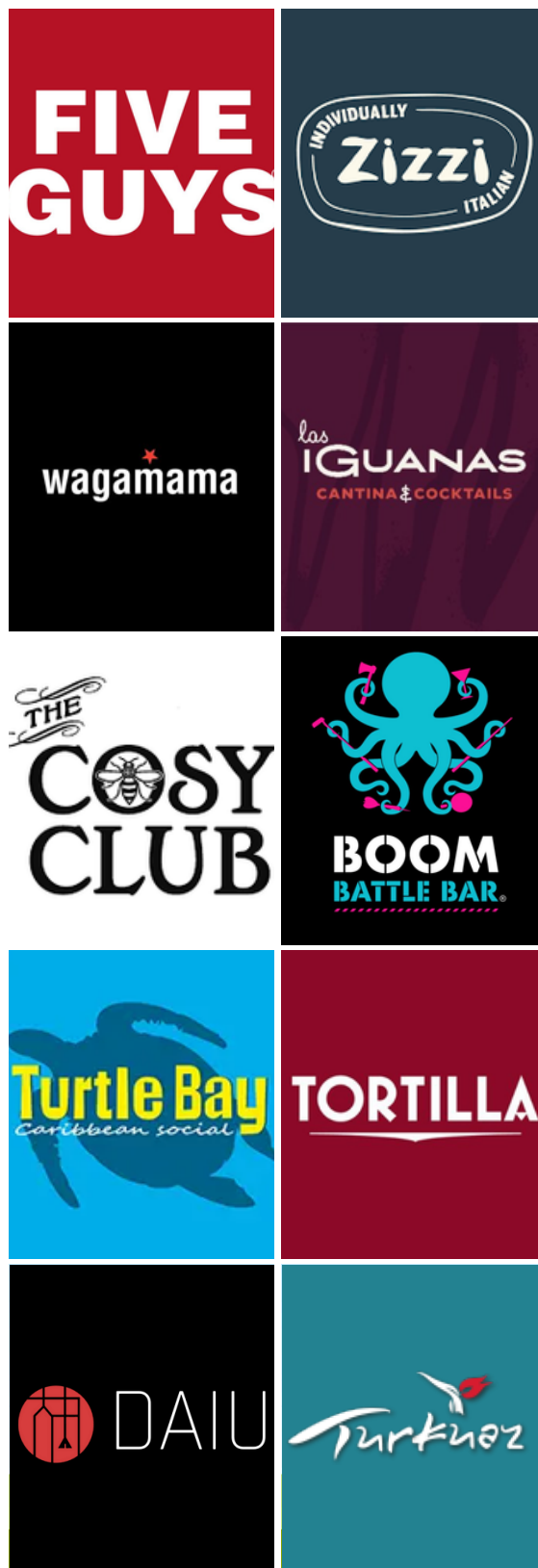
The premises currently benefits from Class E use, which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

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.



Viewing & further information

Viewing strictly via appointed agents only :

Carlene Hughes

CHughes@savills.com
+44 (0) 7972 000 187

Or via our joint agent:

Steve Henderson

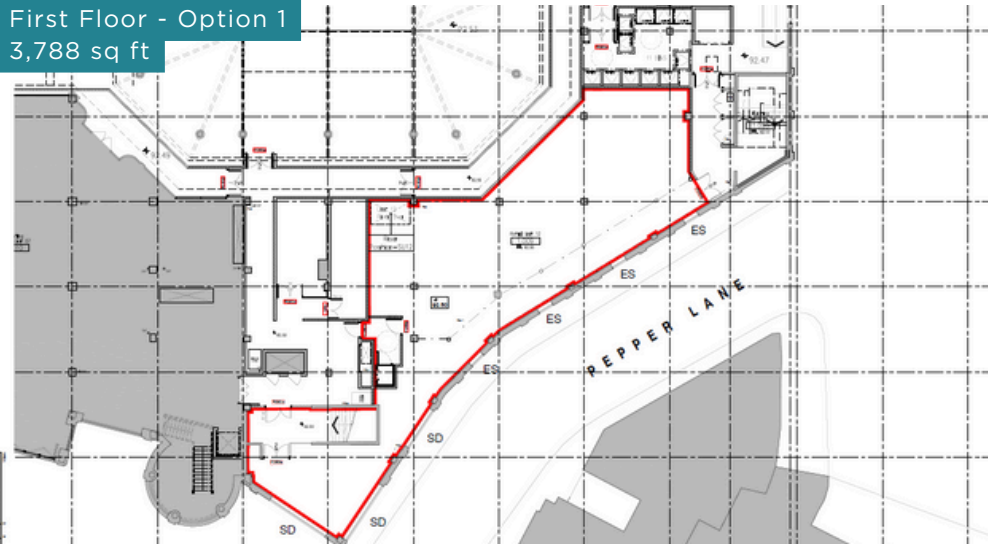
steveh@barkerproudlove.co.uk
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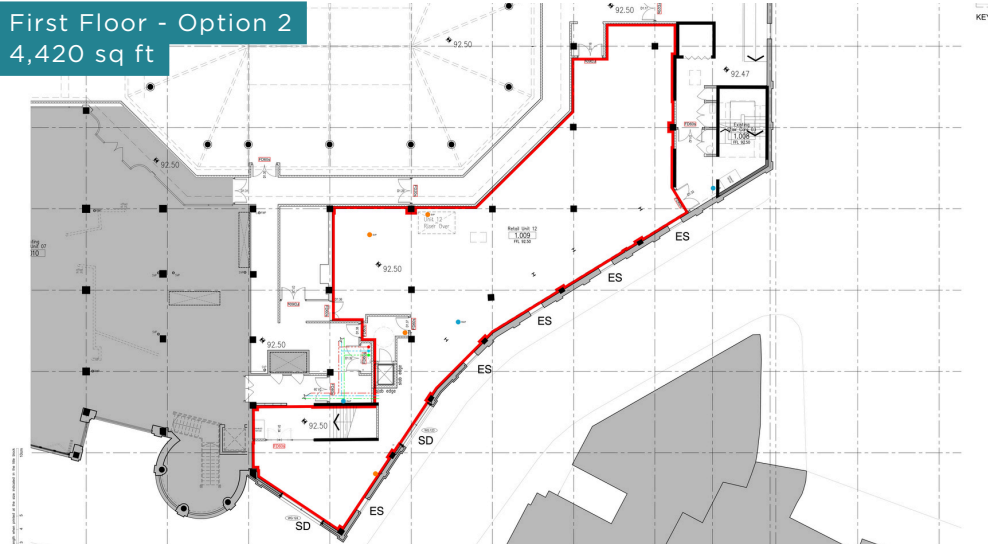
Ground Floor - Entrance
123 sq ft

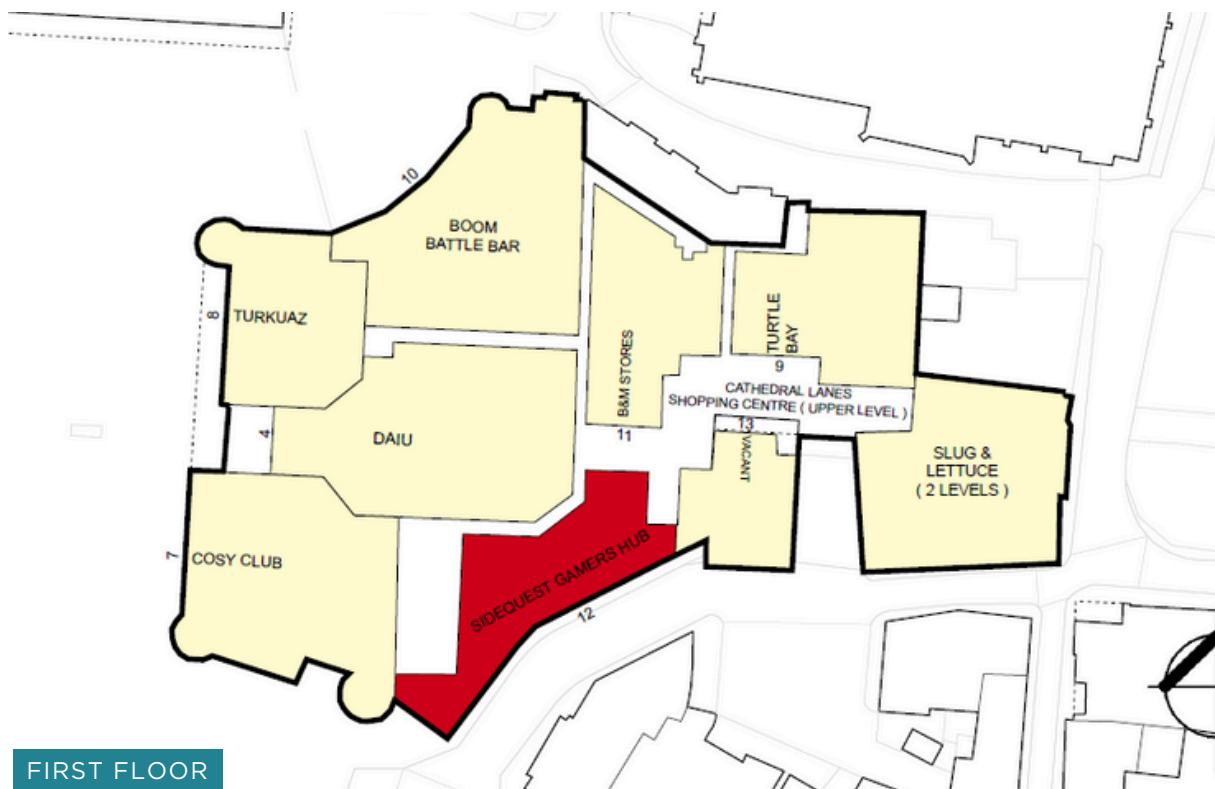
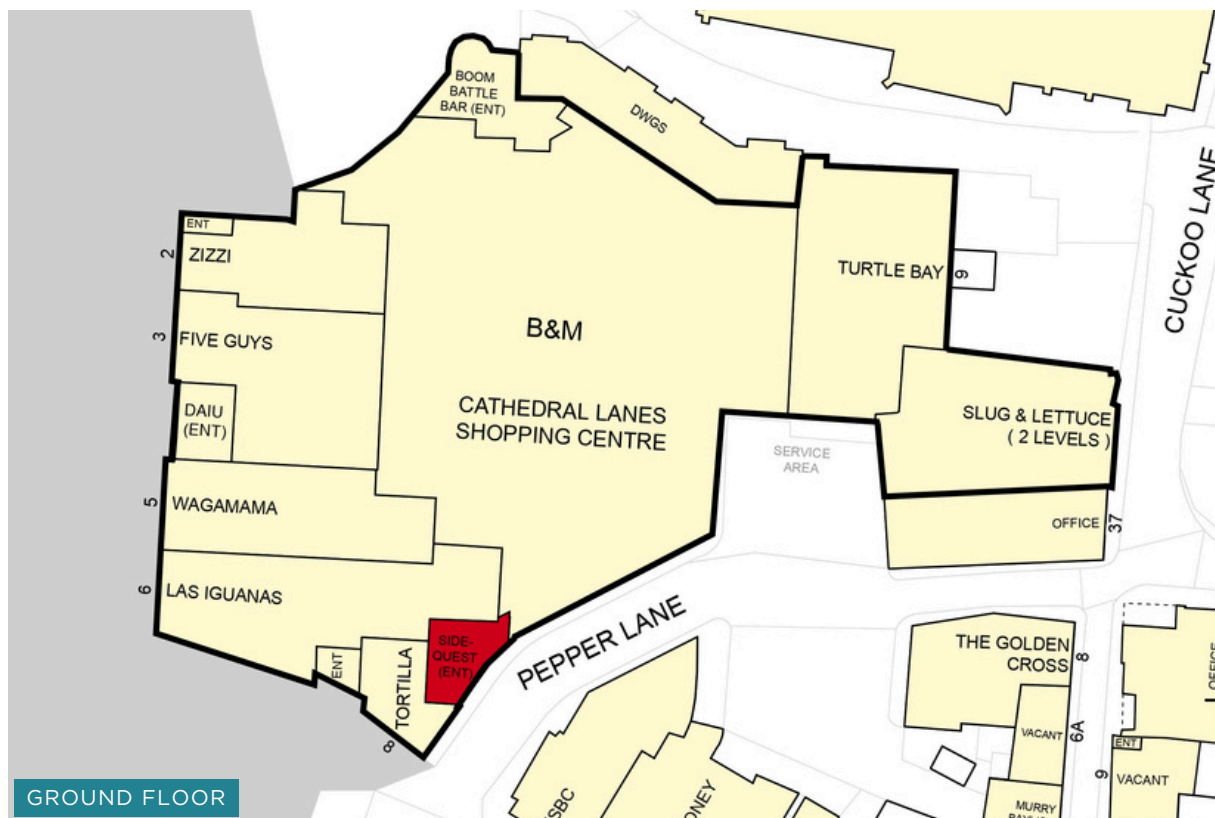


First Floor - Option 1
3,788 sq ft



First Floor - Option 2
4,420 sq ft





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