

**Unit 2, Bishop Gate, Tower Street,
Coventry, CV1 1HU**



Location

Coventry is the 11th largest City in the UK with a population in excess of 350,000. The city is located 19 miles south east of Birmingham, 24 miles south west of Leicester and 11 miles north of Warwick.

Coventry University are on site with developer Barberrly constructing Phase One of a 3.5 acre site which will provide an impressive 725 bed student accommodation complex ready for the September 2018 intake. The largest of the towers within the £73 m development will be 50 metres high and comprise 17 storeys.

The principal retail frontage is located on Tower Street with the site having secondary frontages onto Bishop Street and Coventry's main ring road (A4053). Bishop Street Canal Basin has been restored and a footbridge to the historic canal architecture is located at the rear of the development.

The property is located directly opposite the Bishop Street Car Park and Pure Gym. Bishop Street connects directly to the city centre via Corporation Street or alternatively The Burges/Cross Cheaping.

Accommodation

The property is arranged at ground floor with a frontage onto Tower Street.

Ground Floor 377.88 sq m 4,067 sq ft

Consideration may be given to a split the unit.

Lease

The property is available by way of new 10 year lease and subject to five yearly upward only rent reviews.

Rent

£39,100 pax.

Planning

The property has the benefit of A1 (Retail) planning consent.

EPC

Energy Performance Rating's are to be provided when built.

Business Rates

The property is to be assessed once they have been constructed. Interested parties should make their own enquiries with the Local Authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT

VAT, if applicable, will be charged at the standard rate.

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Highlights



New 10 year lease



Prime location



A1 Retail consent



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