

# 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

**Contact Us:**

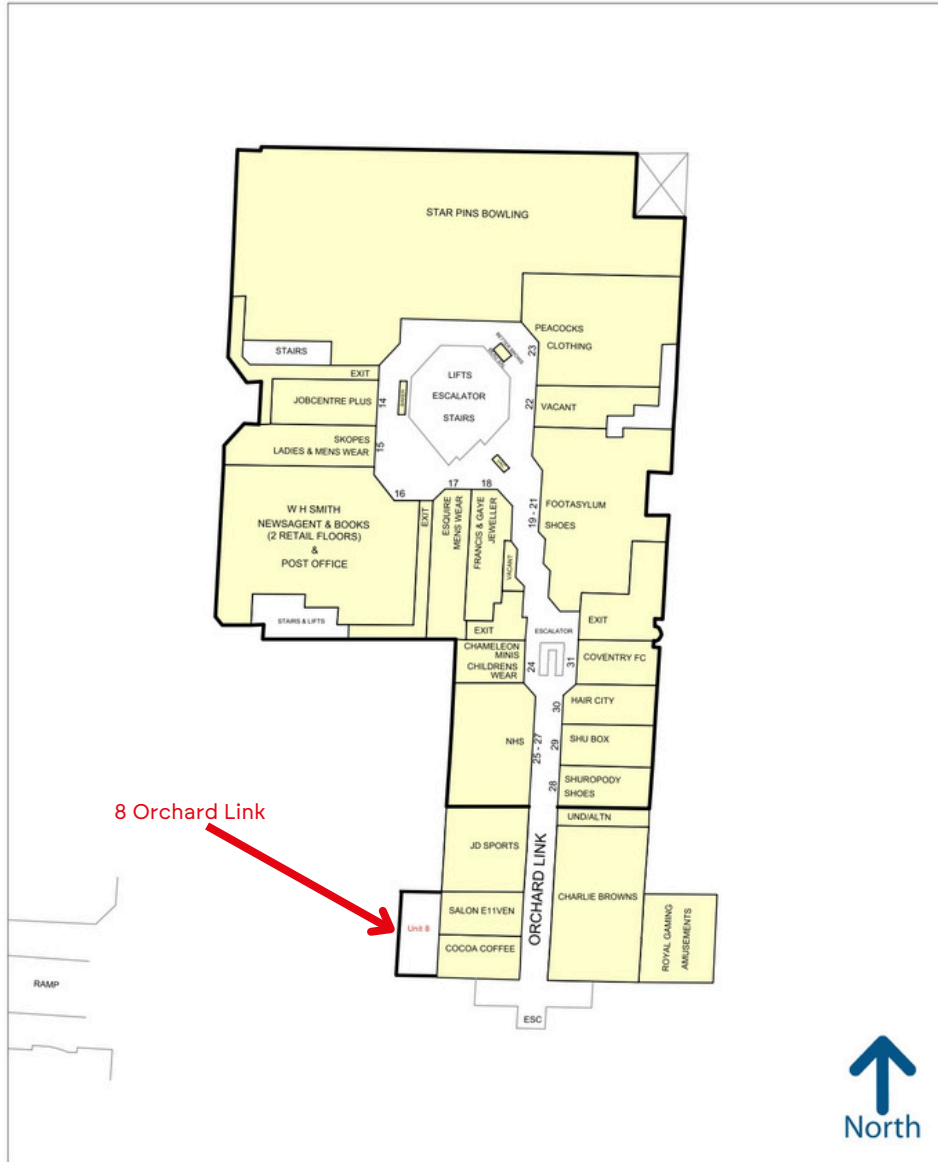
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Coventry



8 Orchard Link

50 metres



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Created By: Barker Proudlove Ltd

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