

PRIVATE AND CONFIDENTIAL

BAR/RESTAURANT/LEISURE UNIT TO LET

Unit 4, Cathedral Lanes, Coventry

CV1 1LL



Savills London

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 **Barker
Proudlove**

 **savills**

Location

Cathedral Lanes is located in the heart of Coventry City Centre, providing the 100% prime leisure and F&B pitch, and adjacent to the prime retail pitch of The Precinct. Operators include **Five Guys, Zizzi, Wagamama, Cosy Club, Bistro Pierre, Turtle Bay** and **Tortilla**, with leisure operators **Boom Battle Bar** and **SideQuest**.

Description

The unit is located at ground and first floor with a prominent double height entrance, with external balcony providing west-facing outdoor seating.

Accommodation

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

Ground Floor Entrance (with lift) :	495 sq ft	46 sq m
First Floor Trading :	7,470 sq ft	694 sq m
First Floor External Terrace :	388 sq ft	36 sq m
Mezzanine Seating (approx):	1,500 sq ft	139 sq m
Total:	10,235 sq ft	950 sq m



Rent

£150,000 per annum.

Tenure

A new FRI lease for a term to be agreed.

Service Charge

On-account service charge for the current year stands at approximately £32,148 per annum.

Rates

Rateable Value (2024/25)	£75,000
UBR:	£49.9
Rates Payable:	£36,750

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

Use

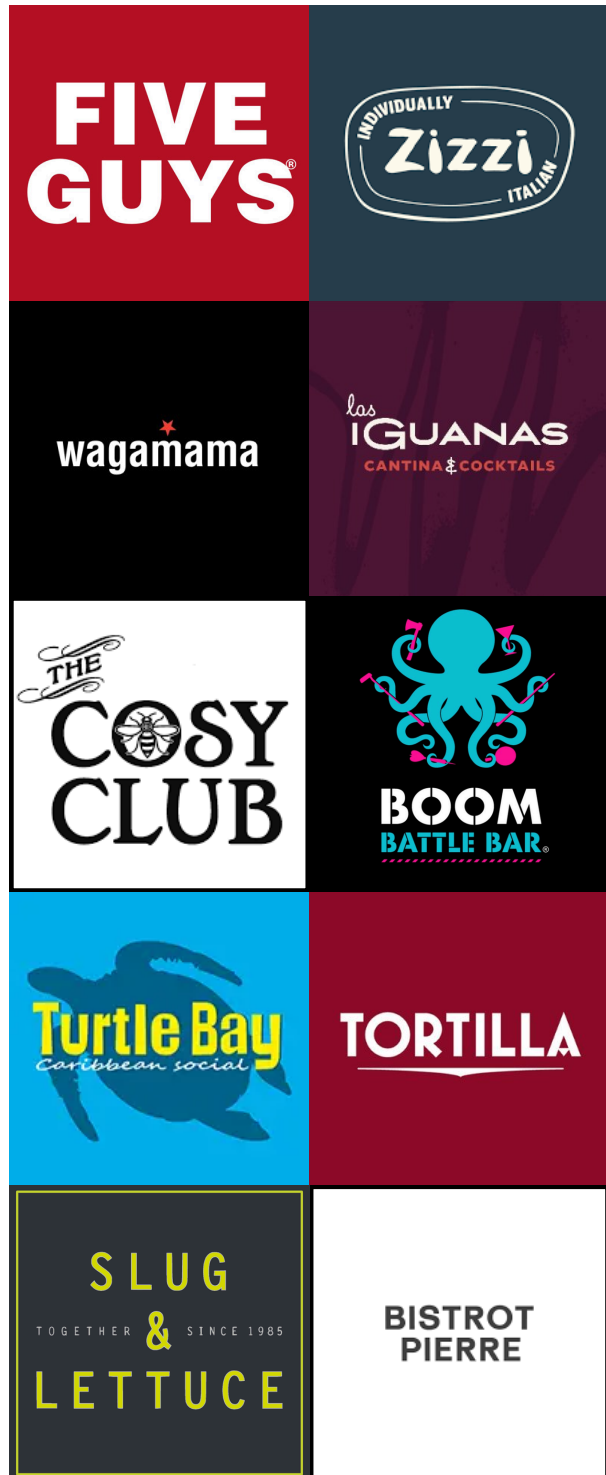
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

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.

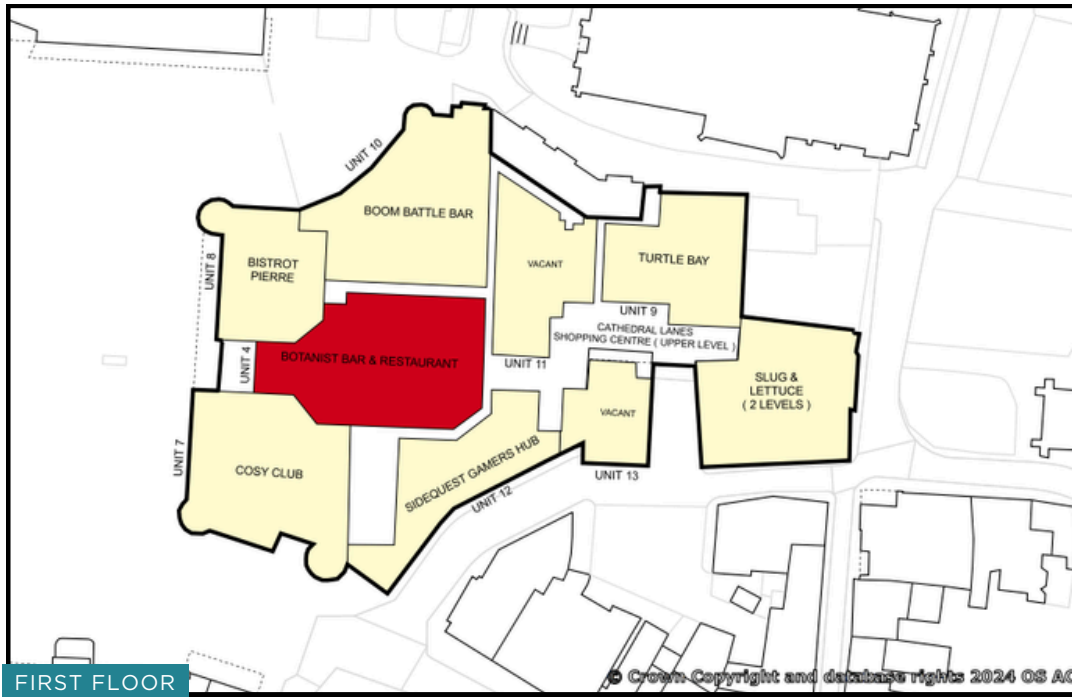
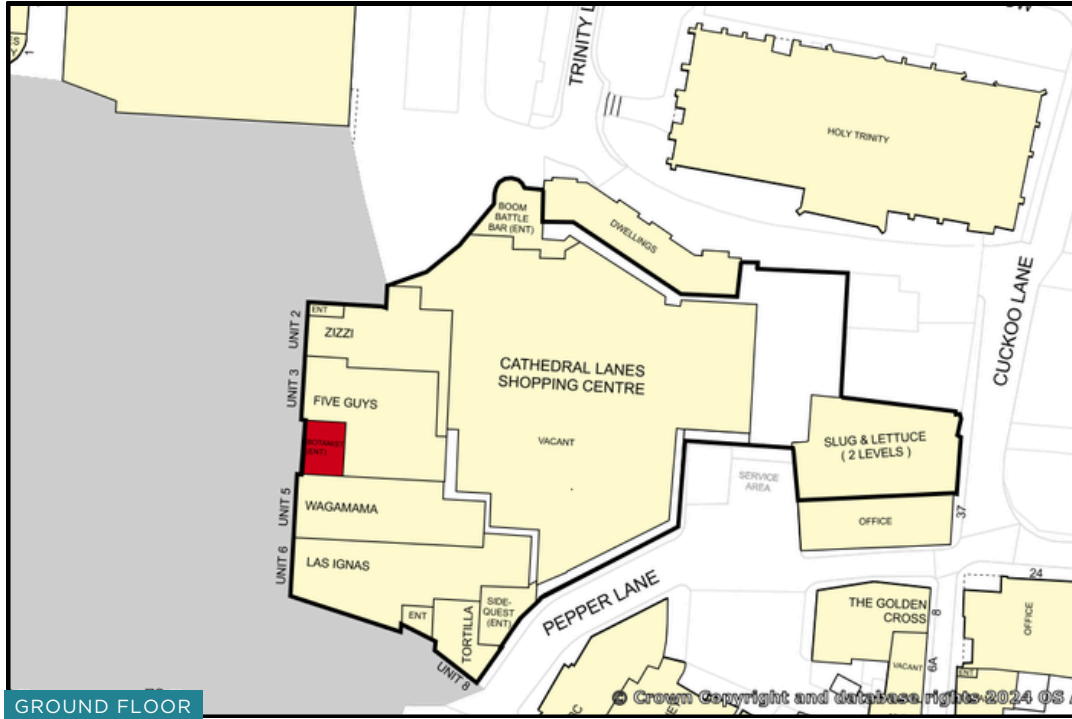


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