

## CITY CENTRE LEISURE OPPORTUNITY



The Co-operative Building – 18 Corporation Street, Coventry,  
Warwickshire CV1 1GF

## City Centre Leisure Opportunity

**14,700 sq.ft on Ground & Basement - TO LET**

- Busy City Centre location
- Close to Coventry University & Student Halls of Residence
- Adjacent to Lower Precinct Shopping Centre
- Ideal student leisure location
- Adjacent occupiers include Café Morso & Rodizio Rico
- Suitable for wide variety of uses

## Location

In 2021 Coventry was the UK's City of Culture. Located 18 miles east of Birmingham, Coventry is a rapidly expanding University City with over 27,000 students.

The property is in the heart of the City Centre close to Coventry University and student halls of residence and Lower Precinct Shopping Centre. Adjacent occupiers within the Co-operative Building include Café Morso, Rodizio Rico Grill and Heavenly Deserts. Opposite is the Belgrade Theatre and St John's Baptist Church.

## Description

The property comprises a shell ground floor and basement within the newly built Co-operative Building. The entrance at ground floor level is adjacent to Heavenly Deserts which offers potential for a reception area / retail space and access via staircase / lift to basement level. The basement provides large open plan space with potential for a wide variety of uses including night club, bar and leisure uses subject to all the usual consents.

## Accommodation

<b>Ground</b>	<b>700 sq.ft</b>	<b>65 sqm</b>
<b>Basement</b>	<b>14,000 sq.ft</b>	<b>1300 sqm</b>
<b>Total</b>	<b>14,700 sq.ft</b>	<b>1365 sqm</b>

Estimated gross internal floor area

## Features

- City Centre Location
- Large Open Plan Basement
- Ground Floor Entrance
- Significant student location
- Lower Precinct Shopping Centre adjacent
- Imaginative Opportunity

## Tenure

New lease terms available

## Rent

On Application

## EPC

Awaiting EPC

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Viewing & Further Information

By prior appointment only.

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