



**TO LET**

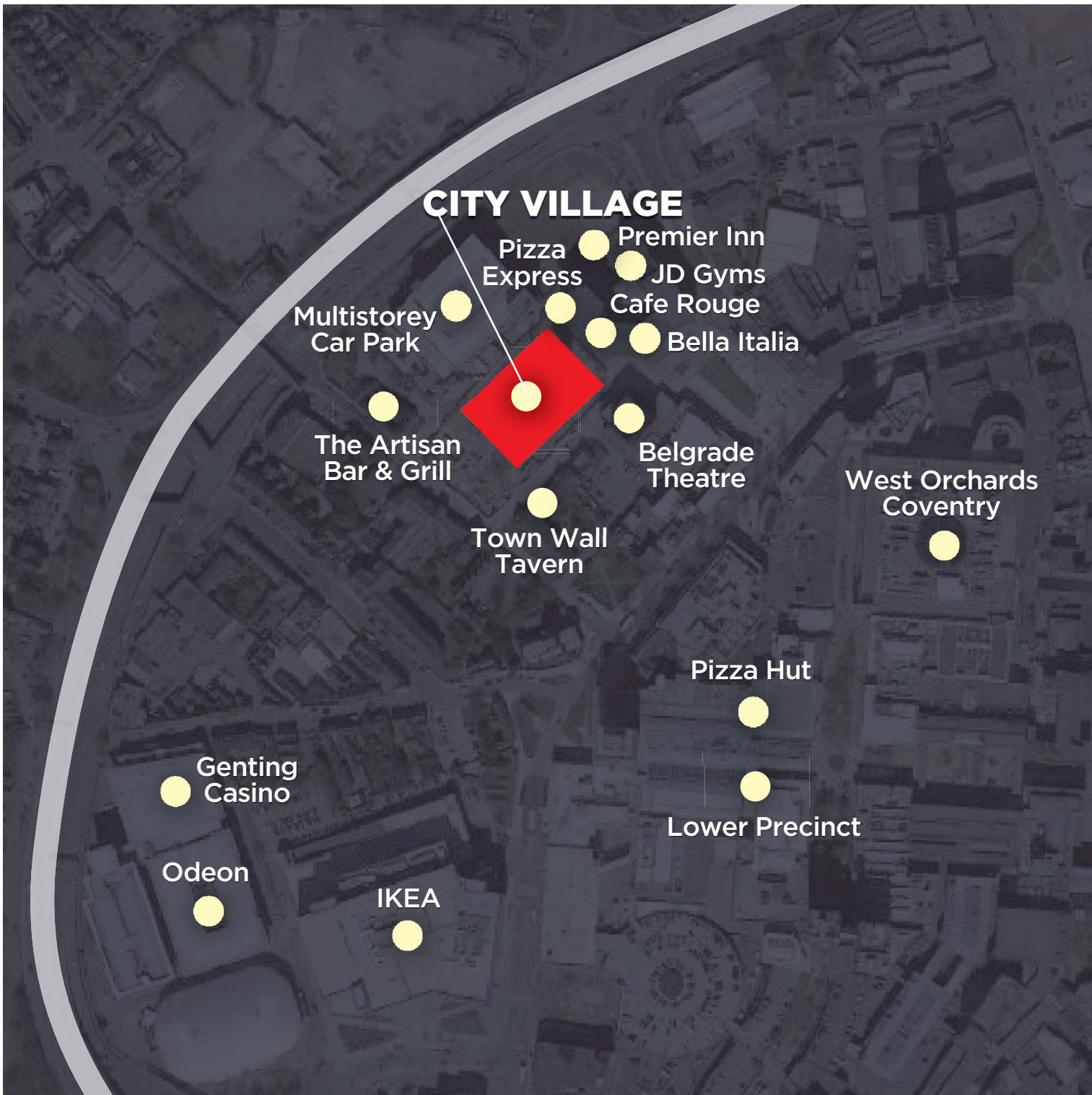
.....  
**RETAIL/LEISURE  
SPACE**  
.....

**155.5 SQ M  
(1,674 SQ FT) -  
520.25 SQ M  
(5,600 SQ FT)**

A detailed architectural rendering of the City Village development in Belgrade Plaza, Coventry. The image shows a modern multi-story building with a prominent section of light-colored wood cladding and a taller section with a glass facade. The ground floor features a glass-fronted entrance and an outdoor seating area. To the right, a brick building with a large arched window is visible. The foreground includes a paved plaza, streetlights, and a large abstract sculpture. People are shown walking and sitting, giving a sense of scale and activity.

**CITY VILLAGE**

BELGRADE PLAZA / COVENTRY



## LOCATION

The City of Coventry has a population of over 316,000 making it the 12th largest city in the UK. The City is home to two major universities providing a substantial student population.

City Village forms Phase 3 of the Belgrade Plaza area regeneration scheme.

Belgrade Plaza has become a destination leisure location for the City and hosts a variety of gym, hotel and restaurant operators.

It sits adjacent to Belgrade Theatre, hosting daily shows, conferences and events and attracting more than 180,000 visitors annually.

The development is in close proximity to the retail core and is linked directly to a 1,100 space multi storey car park with direct access from Coventry's inner ring road.

SAT NAV: CV1 4FA

RETAIL

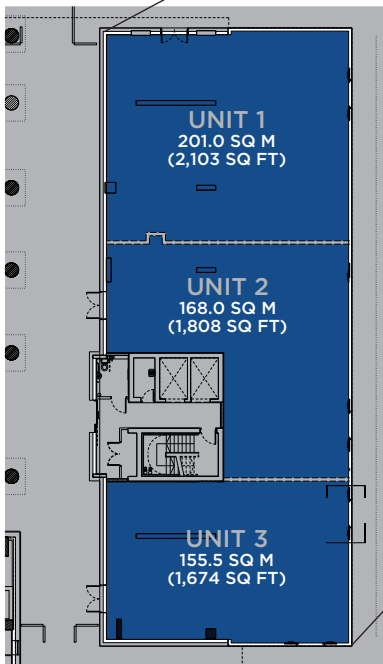


LEISURE



# CITY VILLAGE

BELGRADE PLAZA / COVENTRY



## DESCRIPTION

City Village comprises a series of link buildings providing ground floor retail/leisure accommodation fronting Belgrade Plaza with 597 student bedrooms above and to the rear.

The retail/leisure accommodation is double height allowing for the construction of mezzanines if required, and can be provided as a whole or subdivided to suit individual requirements.

## ACCOMMODATION

Ground floor retail/leisure space 520.25 sq m 5,600 sq ft. Can be split from 1,674 sq ft (155.5 sq m).

## LANDLORD'S SPECIFICATION WORKS

The premises are provided to a developer's shell specification.

A detailed specification is available upon request.

## PLANNING

The premises benefit from A3 and A4 consent.

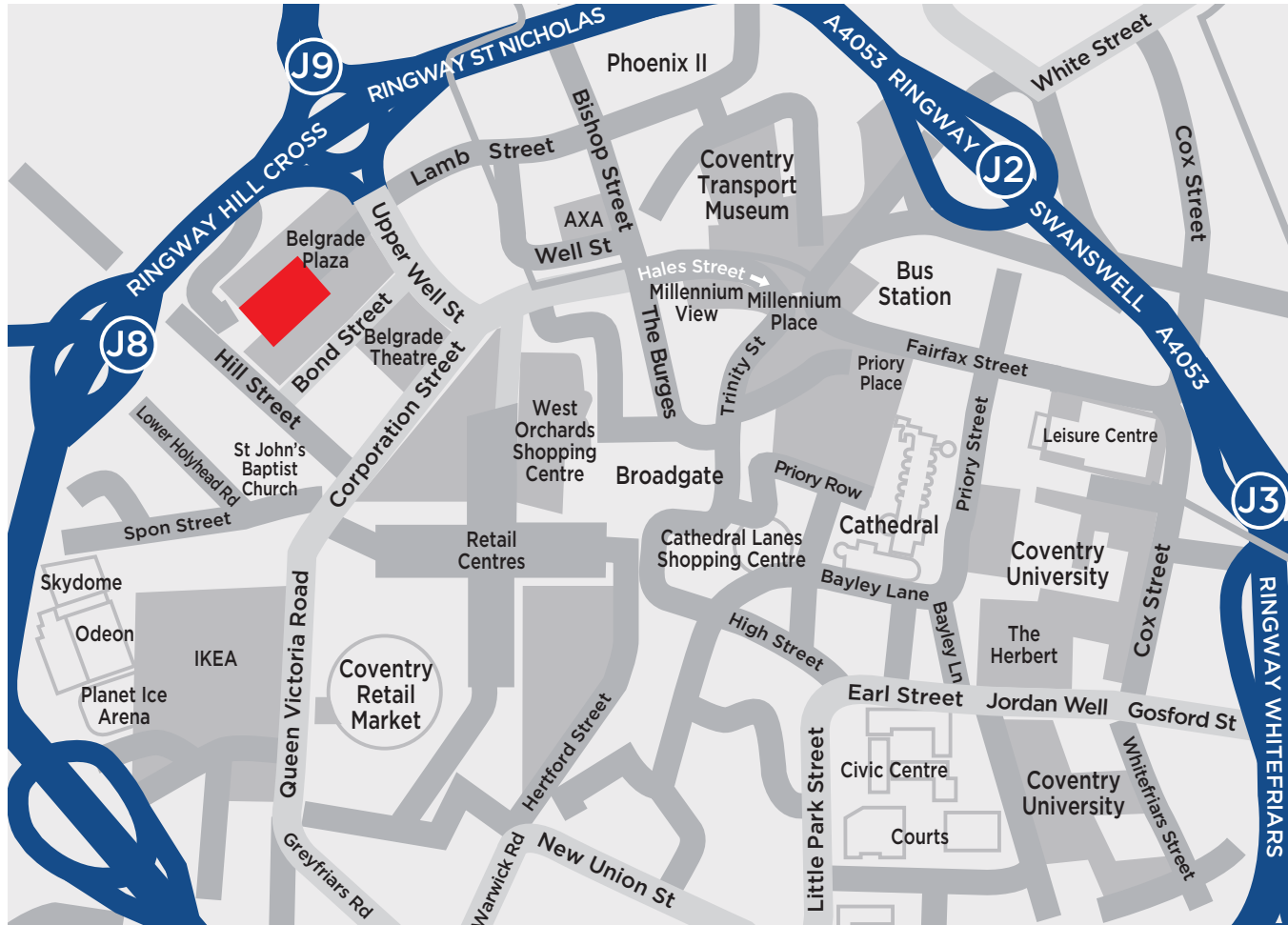
# CITY VILLAGE

BELGRADE PLAZA / COVENTRY

RETAIL



LEISURE



## TERMS

The unit is available as a whole or on a subdivided basis on the basis of a new effectively fully repairing and insuring lease for a flexible term of years but containing provision for 5 yearly upward only rent reviews.

## RENTAL

Rental offers based on £22.00 per sq ft per annum exclusive.

## RATES

The Business Rates have not yet been assessed.

## VIEWING

Strictly by appointment with the joint agents:-

 **ROWLEY HUGHES THOMPSON**  
[www.rhtretail.co.uk](http://www.rhtretail.co.uk)  
**0121 212 7800**

 **HARROCKS**  
COMMERCIAL PROPERTY LTD  
[www.HARROCKS.co.uk](http://www.HARROCKS.co.uk) 07768 857688

**Jon Rowley**  
T: 0121 212 7801  
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