

# TO LET



Unit 1 Upper Mall  
Royal Priors  
Leamington Spa  
Warwickshire  
CV32 4XT

- Prime Retail Unit within popular Royal Priors Shopping Centre
- 404 sq ft (37.53 sqm)
- Rental £29,500 per annum
- Parade frontage
- Extensive return frontage



# Wareing & Company

## Location

Royal Priors is the largest and most central shopping centre in Royal Leamington Spa, totalling 160,000 sq ft of retail accommodation and is anchored by Marks & Spencer, Topshop / Topman, GAP and Superdry.

The Centre is situated in the prime retailing pitch of this picturesque and affluent spa town. Footfall in the Centre is circa. 5 million equating to around 105,000 per week. The Centre boasts a strong fashion element which has recently been bolstered by the lettings to Mountain Warehouse and Hobbs.

## Description

The unit is adjacent to Perfume Shop and Costa and close to a number of national retailers such as Pandora, New Look and Topshop / Topman.

## Tenure

The premises are available on a new 10 year FRI lease, subject to 5 yearly upwards only rent reviews.

## Rent

**£29,500 per annum.**

## Rates

Rateable Value	£21,000 per annum
Rates Payable	£10,437 (2019/20)

## Service Charge

The current service charge is £4,991.41 per annum, plus VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewing Arrangements

Please contact:-

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**Or**

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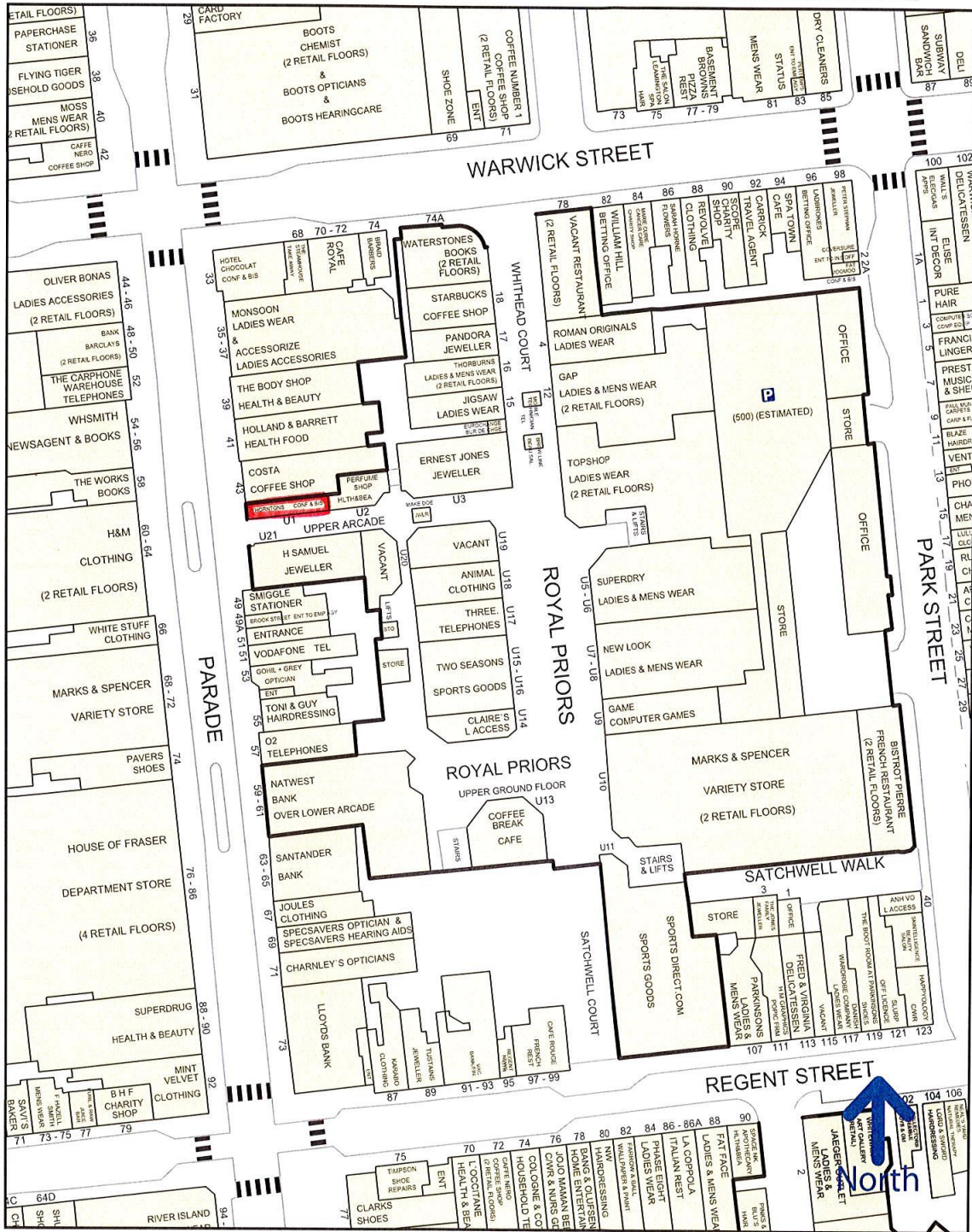
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50 metres

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