



TO LET

**Unit 21, 19 Upper Mall
Royal Priors Shopping Centre
Leamington Spa CV32 4XT**

- Self Contained Lock up Shop
- Sought after trading location in the Royal Priors Shopping Centre in the heart of Royal Leamington Spa.

**Accommodation Available:
Total: 1,171 sq ft (108.79 sqm)**

Rent £42,500 per annum

Location

Leamington Spa is a historic and affluent town, with the Royal Priors Shopping Centre being the principal shopping centre in Leamington Spa Town Centre.

Other retailers included Gap, Topshop, Top Man, New Look, Sports Direct, Superdry, and Wilko. The property is on the upper level on a corner site opposite TopMan and Ernest Jones.

Description

The premises comprise the following approximate dimensions and areas:-

Internal Width	7.44
Depth	14.38
Total Internal Floor Area	1,171 sq ft (108.79. sqm)

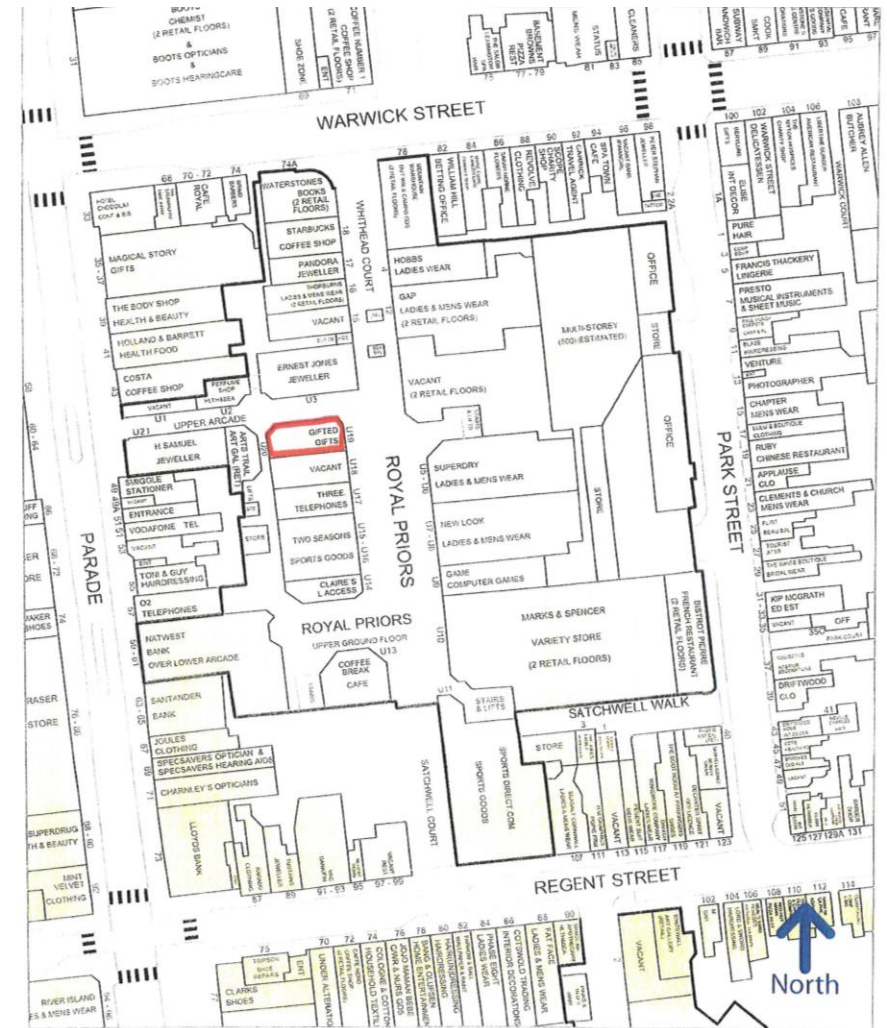
The unit is fitted with two roller doors, suspended ceiling, inset lighting. There is a staff WC and rear service door.

Rates

The premises are assessed for rating purposes as follows:

Rateable Value (2023 list) £43,250

Interested parties should verify these figures with Warwick District Council on 01926 450000.



Services

We understand that mains electricity and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.



Service Charge

The service charge for the unit is approximately £11,429 per annum.

Tenure

The premises are available on a new lease at a rental in the order of £42,500 per annum.

Legal Costs

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

Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

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