



Wareing & Company



Description

The premises comprise the following approximate dimensions and areas:-

Internal Width	7.44
Depth	14.38
Total Internal Floor Area	1171 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.

Service Charge

The service charge for the unit is approximately £12,730 per annum.

Rates

The premises are assessed for rating purposes as follows:

Rateable Value £56,500
Rates Payable £27,854.50 per annum (2018/19)
Interested parties should verify these figures with Warwick District Council on 01926 450000.

RETAIL UNIT TO LET

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

Location

Leamington Spa is a historic and affluent town, with the Royal Priors Shopping Centre being the principal shopping centre. The scheme is anchored by Marks & Spencer and acts as the focal point for the towns retail offer. Other retailers included Gap, Topshop, Top Man, New Look, Sports Direct, Superdry, M&S, and Wilco. The property is on the upper level on a corner site opposite TopMan and Ernest Jones.

Tenure

The premises are available on a new lease at a rental in the order of £69,500 per annum.

Legal Costs

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

Viewing

Viewing is strictly through joint letting agents:-

Bill Wareing

Wareing & Company
01926 430700

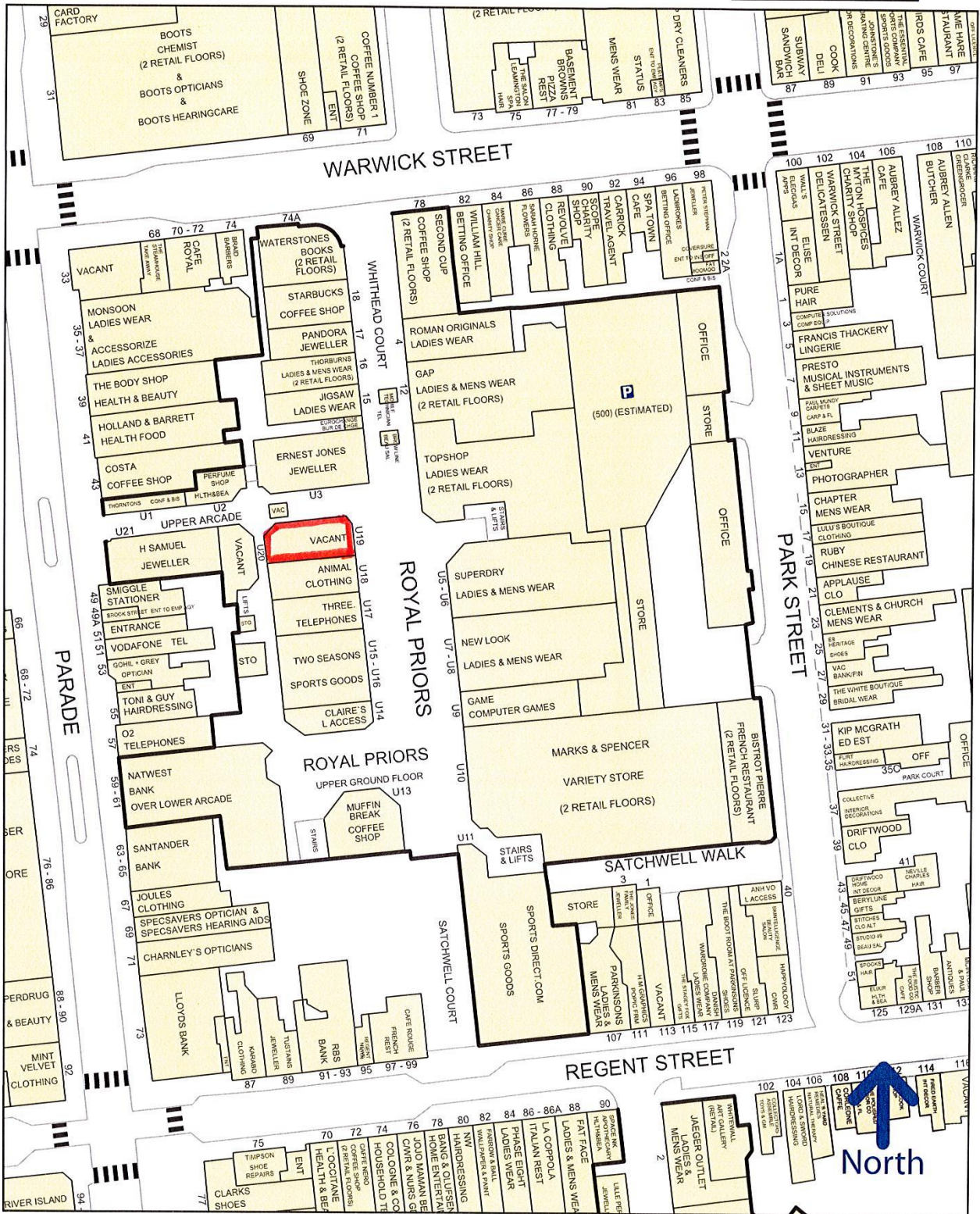
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James Merrett

Cushman & Wakefield

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50 metres

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Created By: Wareing and Company



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