



Wareing & Company



Description

The property comprises a ground floor lock up retail unit which has traded for many years as ladies fashion but it would be suitable a variety of retail purposes. There is a fitted door, electric roller shutter, tiled window upstand, laminated timber floors, suspended ceiling with spotlights, separate wc and three changing rooms.

Accommodation

Ground Floor Retail Area	667 sq ft (61.96 sq m)
Storage	112 sq ft (10.41 sq m)

Rating Assessment

The premises are assessed for Rating purposes as follows:-

Rateable Value	£18,250	(2010 List)
Rates payable	£7,902.25	(2011 / 12)

(General rate in the pound 43.3p) – this assessment can be subject to appeal.

Services

All mains services are connected or available for connection to the property.

RETAIL

To Let

Lock Up Shop

**16 PARK STREET
LEAMINGTON SPA
CV32 4QN**

Location

The property is located at the northern end of Park Street and is part of the Royal Priors Shopping Centre.

Park Street is one way, north to south and there is time limited, on street pay and display car parking permitted as well as there being the Royal Priors multi-storey car park (500 spaces) close by.

Lease Terms

The shop unit is available on a new five year lease at a rental of £14,500 per annum, exclusive of business rates, service charge and VAT.

Service Charge

A service charge is levied to cover a proportion of external repairs and insurance and currently is at a rate of £1207.37 per annum.

Uses

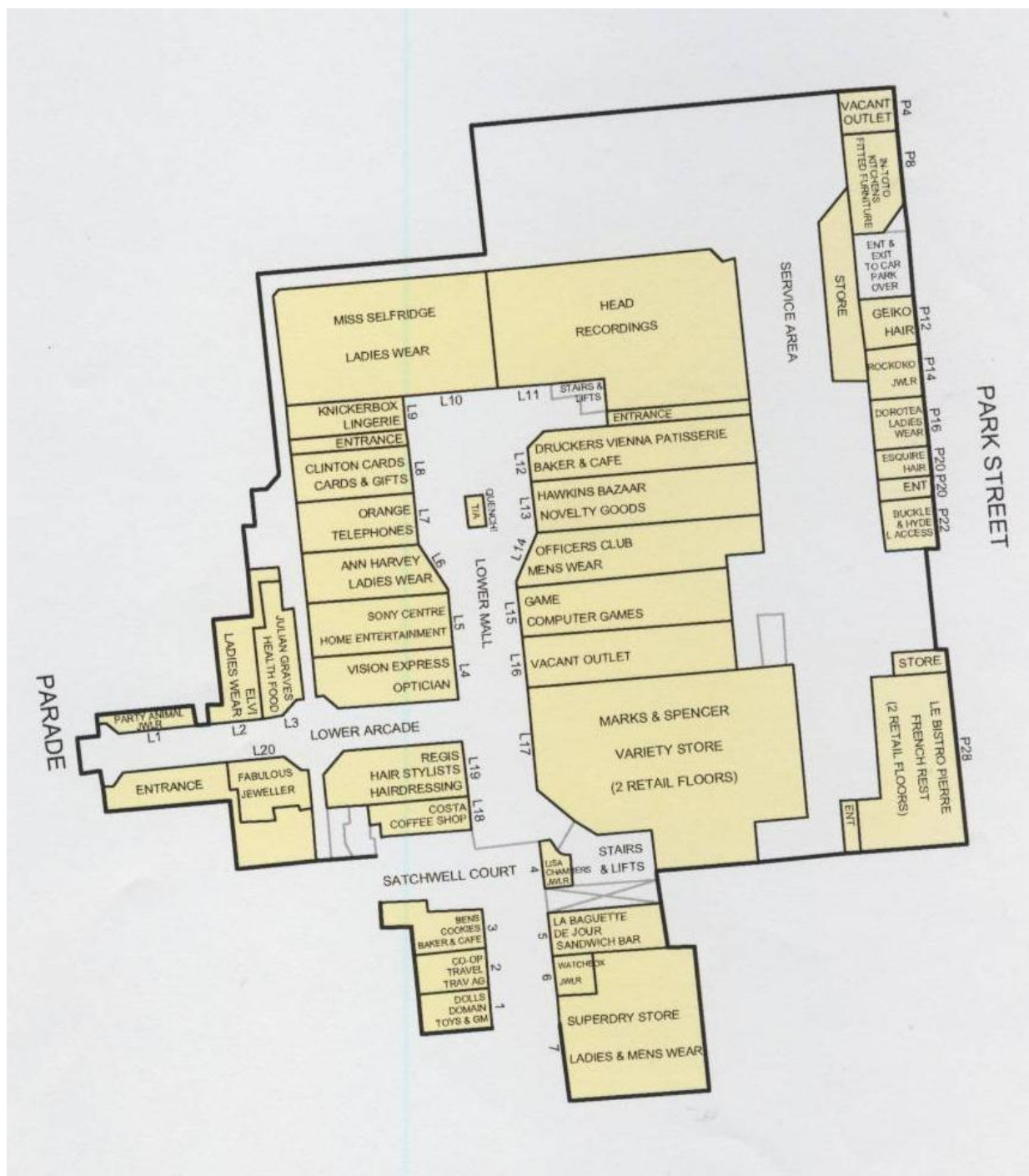
The unit is suitable for any use under Class A1 under the Town & Country Planning (use classes) Order

Viewing

Viewing is by prior appointment through the sole agents:-

Bill Wareing EPCIS

Telephone 01926 430700 / Fax 01926 430290
38 Holly Walk Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk



IMPORTANT NOTICE

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.