



Wareing & Company



Situation

Situated in a prime retail location in the Lower Mall of Royal Priors next to Orange, Sony Centre and close by to Clinton Cards, Miss Selfridge, Game and Marks & Spencer.

Accommodation

The accommodation is on one level and provides the approximate areas:-

Internal Width	6.58 m	21'7 ft
Ground Floor Sales	128.85 sq m	1,387 sq ft

Rates

Rateable Value £53,500
Rates Payable (per annum) 2010/2011 £22,149
Interested parties should verify these figures with Warwick District Council - Tel: 01926 450000

Terms and Rent

The property is available by way of a new 15 year effective full repairing and insuring lease, at a rental of **£75,000 per annum**.

Service Charge

The service charge for the unit is £10,970 per annum for the year 2010/2011

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

RETAIL

**UNIT 6 LOWER MALL
ROYAL PRIORS
LEAMINGTON SPA**

Location

Royal Leamington Spa is the 24th most affluent area in Great Britain with 32% of the population in the most affluent AB social group, which is significantly above the national average, and with one quarter of the total catchment earning more than £45,000 pa which again is significantly above the national average. The Royal Leamington Spa retail catchment is estimated at 1.7m with an available £348.2m spend (PROMIS 2009).

Leamington Spa benefits from the M40 motorway which skirts the western fringe of the town, providing a fast link to the West Midlands conurbation and the South East, whilst the A46 dual carriageway links the town with Coventry and the M6. Birmingham International Airport is situated around 25 miles north of Leamington Spa

Viewing

Viewing is strictly by appointment with :-

Bill Wareing FRICS

Tel: 01926 430700

Email bill.wareing@wareingandcompany.co.uk

James Merrett

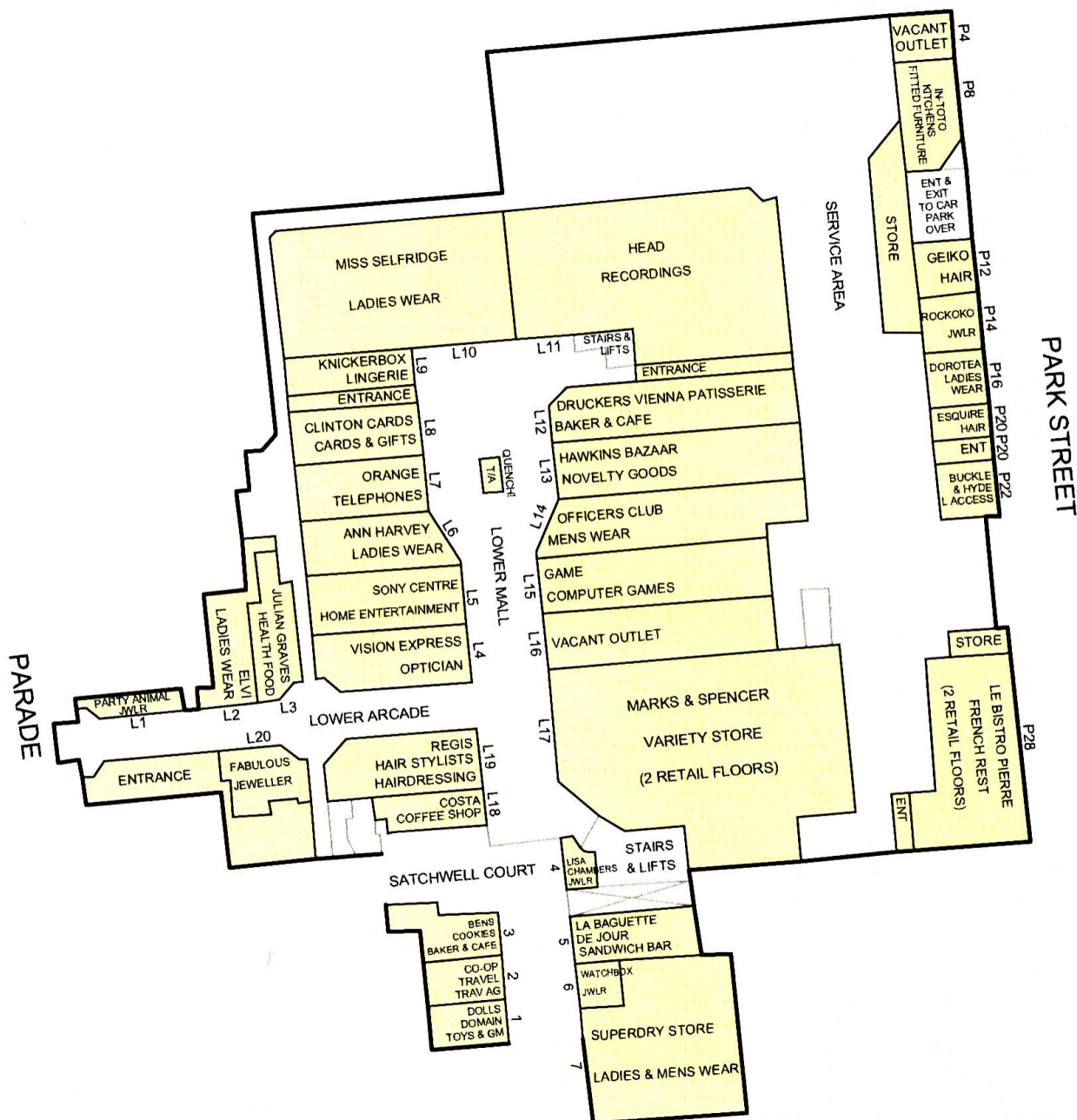
Tel: 020 7152 5082

Email: james.merrett@eur.cushwake.com

Toby Sykes

Tel: 020 7152 5240

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.