



# Wareing & Company



## Situation

The unit is located on the lower mall next to Costa Coffee and a corner position with return frontage to the entrance mall leading from Parade. Other retailers adjacent include Vision Express, Fabulous Jewellery, and the unit is opposite Wilkinsons and Marks & Spencer.

## Lease

The unit is available on effectively full repairing and insuring term for 10 years subject to a 5 yearly upward only rent review.

## Accommodation

Ground Floor Area	1,533 sq ft	142 sq m
Internal Width		
Shop Depth		

## Business Rates

The premises are assessed for rating purposes as follows for 2017:-

Rateable Value	£47,500
Rates Payable	£22,800 2017/18 before TR.

## Service Charge

The service charge for the year ending 2017 is £14,900 per annum.

## Terms

The premises are available on a new lease at a rent in the order of **£75,000 per annum**.

## Legal Costs

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

## RETAIL

**UNIT 10, 19 LOWER MALL  
ROYAL PRIORS  
LEAMINGTON SPA  
CV32 4XU**

**Available September 2017**

## Plant and Equipment

None of the systems or equipment within the property including air conditioning system have been tested by us to ensure that they are in working order. Interested parties may wish to make their own investigations.

## Location

Royal Priors is the largest and most central shopping centre in Royal Leamington Spa totalling 150,000 sq ft of retail space and is anchored by Marks & Spencer, Topshop, GAP and Wilkinsons. The Centre is situated in the prime retailing pitch of this picturesque and affluent Spa town. Footfall in the centre is circa 6,000,000 per annum and The Centre boasts a strong fashion line up. Other retailers include Cath Kidston, The Entertainer, Superdry, Ann Summers, Second Cup, and Starbucks amongst others.

## Viewing

Viewing is strictly by appointment with:-

**Bill Wareing FRICS – WAREING & COMPANY**

Tel: 01926 430700

Email [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)

**Or via our joint agents:**

**James Merrett**

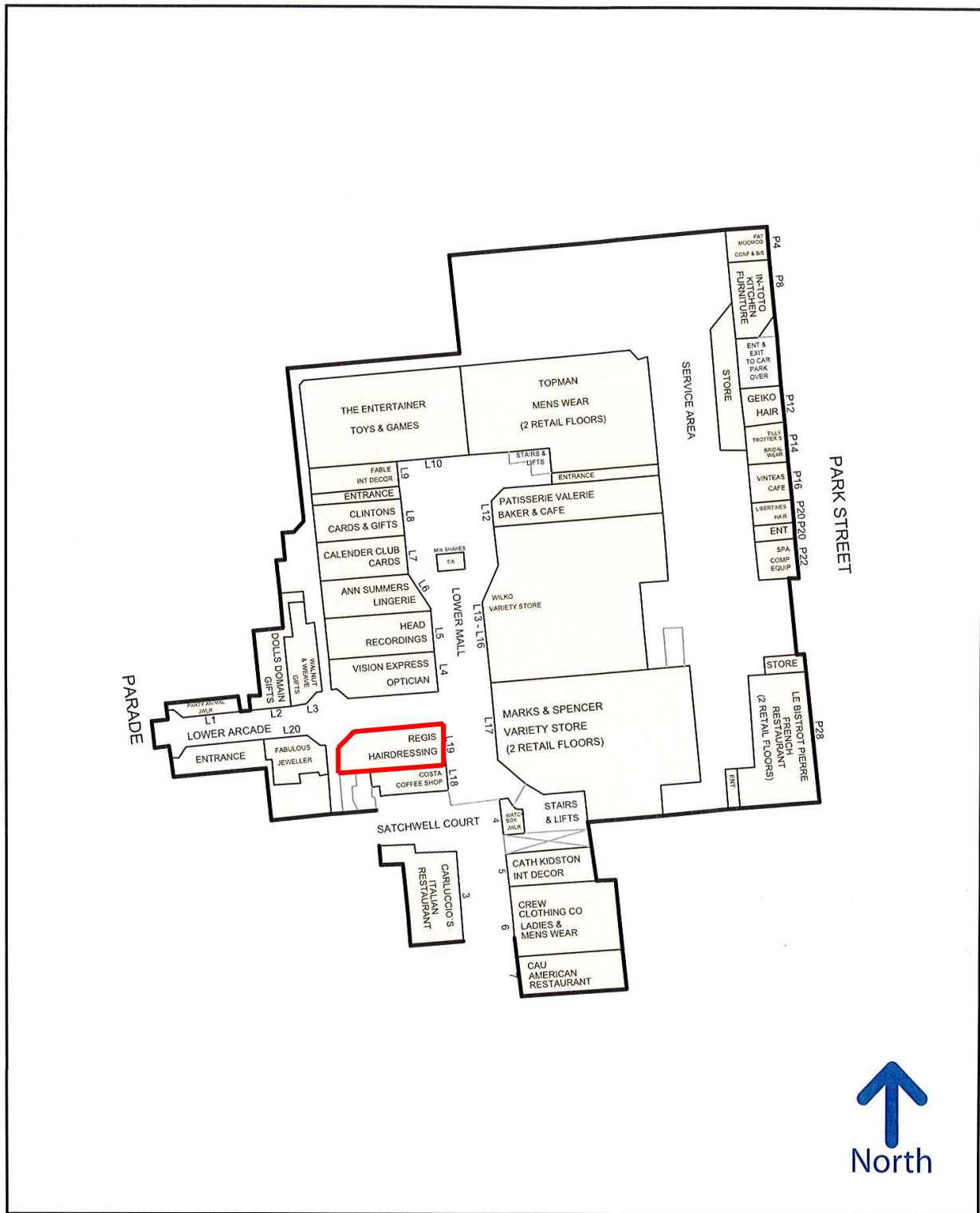
Tel: 020 7152 5082

Email: [james.merrett@eur.cushwake.com](mailto:james.merrett@eur.cushwake.com)

**Telephone 01926 430700 / Fax 01926 430290**

**38 Holly Walk Leamington Spa Warwickshire CV32 4LY**

**[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)**



Experian Goad Plan Created: 28/06/2017

**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.