



Wareing & Company



Description

The property comprises the following areas: -

Ground Flr	2,205 sqft	204.08 sqm
First Flr Mezzanine	1,134 sqft	105.36 sqm

The unit has frontage onto Satchwell Court immediately opposite Carluccio's and is next door to the new Cau restaurant.

Legal Costs

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

Rates

To be reassessed.

Service Charge

To be confirmed.

Rent

On application.

PRIME RETAIL UNIT TO LET

**6 Satchwell Court
Royal Priors Shopping Centre
Leamington Spa, CV32 4QE**

Location

Royal Priors is the largest and most central shopping centre in Royal Leamington Spa, totalling 150,000 sq ft of retail accommodation and anchored by Marks & Spencer, Topshop / Topman, GAP and with a Wilko's store to open in 2016.

The Centre is situated in the prime retailing area of this picturesque and affluent spa town. The Centre boasts a strong fashion element as well as food offer including Carluccios, Starbucks, Costa Coffee, Patisserie Valerie and new steak restaurant, Cau.

Tenure

The property is available by way of a new 10 year lease subject to 5 yearly upwards only rent review.

Viewing

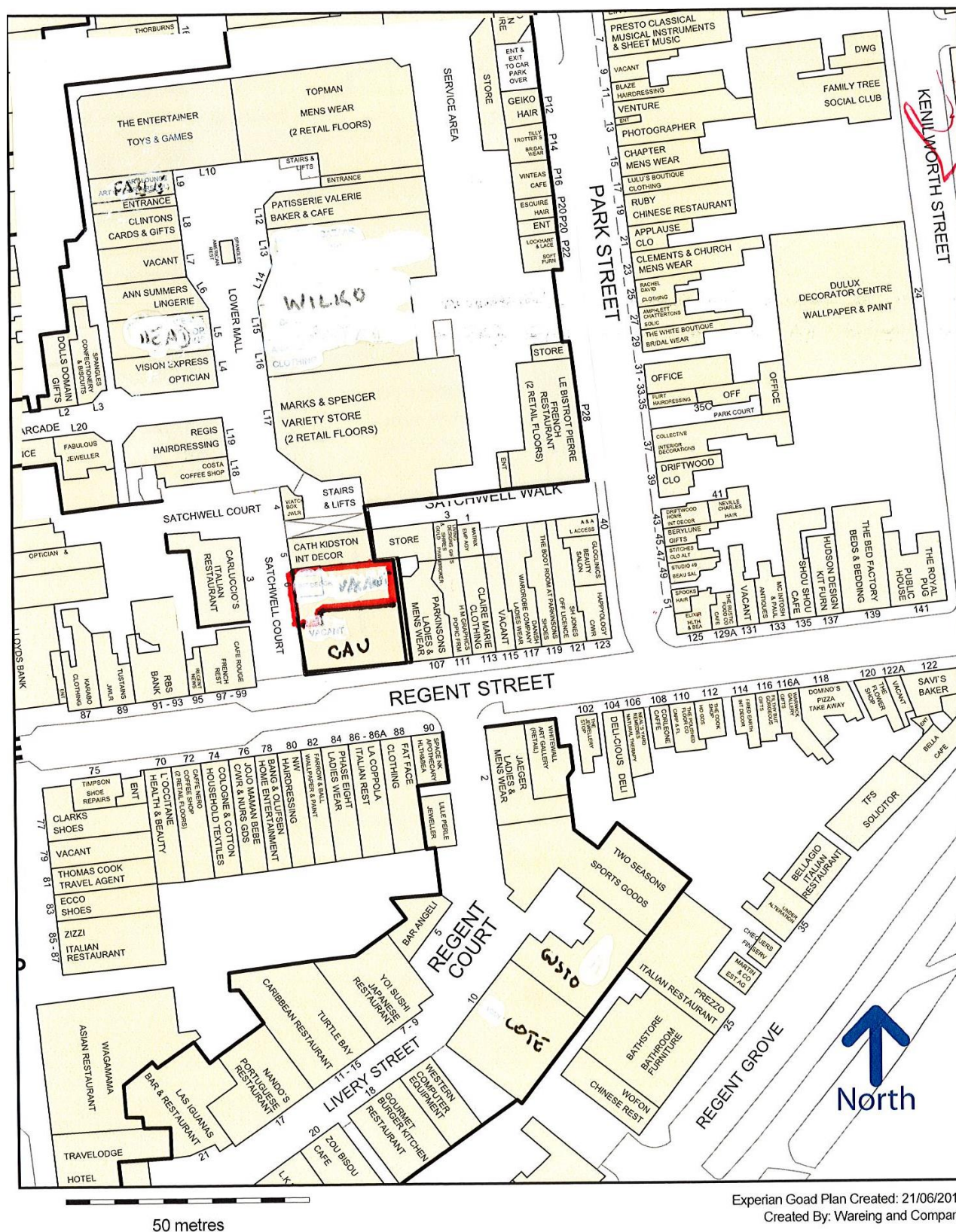
Viewing is strictly through joint letting agents:-

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Experian Goad Plan Created: 21/06/2016
Created By: Wareing and Company

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