



RETAIL PROPERTY CONSULTANTS

# TO LET

# STRICTLY CONFIDENTIAL

STAFF UNAWARE

# LEAMINGTON SPA 78 WARWICK STREET CV32 4RR

## LOCATION

The unit occupies a highly prominent position fronting Warwick Street, at the entrance to The Royal Priors Shopping Centre. Nearby occupiers include Coffee#1, Waterstones, Peacocks, Pandora, GAP and Boots.

## ACCOMMODATION

The unit comprises a 2 storey retail unit with the following approximate areas being applicable:

Floor Area	Sq M	Sq Ft
Ground Floor	182.1	1,960
First Floor	162.7	1,751

#### RENT

£95,000 per annum

#### LEASE

The premises are held on a 10 year lease from  $1^{st}$  June 2017 on effectively full repairing and insuring basis and subject to a tenant only break option at the expiry of the  $6^{th}$  year.

#### RATES

Rateable Value: £92,000

Interested parties are advised to make their own enquiries with the Local Authority,

#### EPC

The property has an Energy Performance Rating of 70 (Grade C). Certificate available upon request.

## VIEWING

Viewing strictly by appointment through the joint agents:

#### Martin Herbert

0345 900 3907 / 07584 505546 martin.herbert@space-rpc.com

#### **Mike Francis**

Francis & Co 0113 275 2020 mike@francisandcompany.co.uk

June 2018

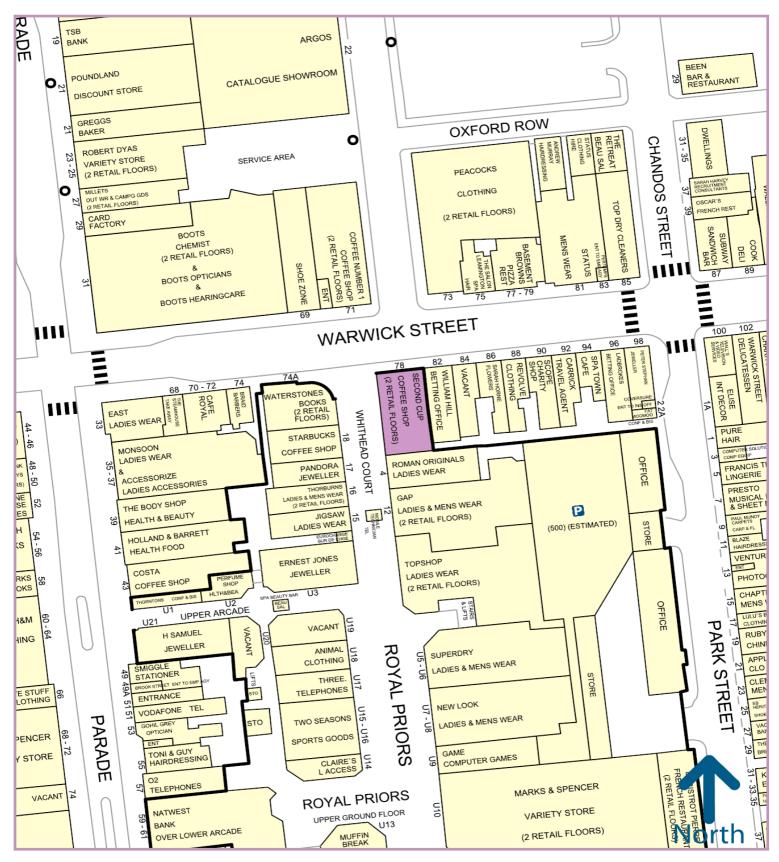
SUBJECT TO CONTRACT

For more information on further properties:

#### www.space-rpc.com

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