



space

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 1st June 2017 on effectively full repairing and insuring basis and subject to a tenant only break option at the expiry of the 6th 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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