



Wareing & Company

TO LET

**CAFÉ PREMISES
OPPOSITE MARKS & SPENCER,
UPPER LEVEL, ROYAL PRIORS SHOPPING CENTRE,
ROYAL LEAMINGTON SPA**



Gross Floor Area : 1858 sq ft (172.61 sq m)

**Located on the upper mall of the 150,000 sq ft shopping centre
with 64 units with a total footfall of circa. 5,000,000
equating to around 100,000 per week**

**Telephone 01926 430700 / Fax 01926 430290
38 Holly Walk Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

Royal Priors is the largest and most central shopping centre in Royal Leamington Spa, has 150,000 sq ft of retail accommodation anchored by Marks & Spencer, Topshop and GAP. It is situated in the prime pitch retailing area of this picturesque and affluent spa town. The centre boasts a strong fashion element which has recently been bolstered by the opening of Republic and Animal. Park is easy with 470 car parking spaces within the Royal Priors Shopping Centre.

Description of Unit

The café premises are located on the south side of the upper mall immediately opposite Marks & Spencer (see attached Goad).

Service Charge

A service charge attributed to the unit to cover heating, maintenance, lighting, security, promotion, etc, in respect of Royal Priors as a whole is £25,423 up to September 2018.

Tenure

The premises are available on a new lease for a term to be negotiated at an initial rental in the order of £35,000 per annum.

Legal Costs

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

Viewing

Through joint letting agents:

Bill Wareing Wareing & Company

bill.wareing@wareingandcompany.co.uk

James Merrett - Cushman & Wakefield

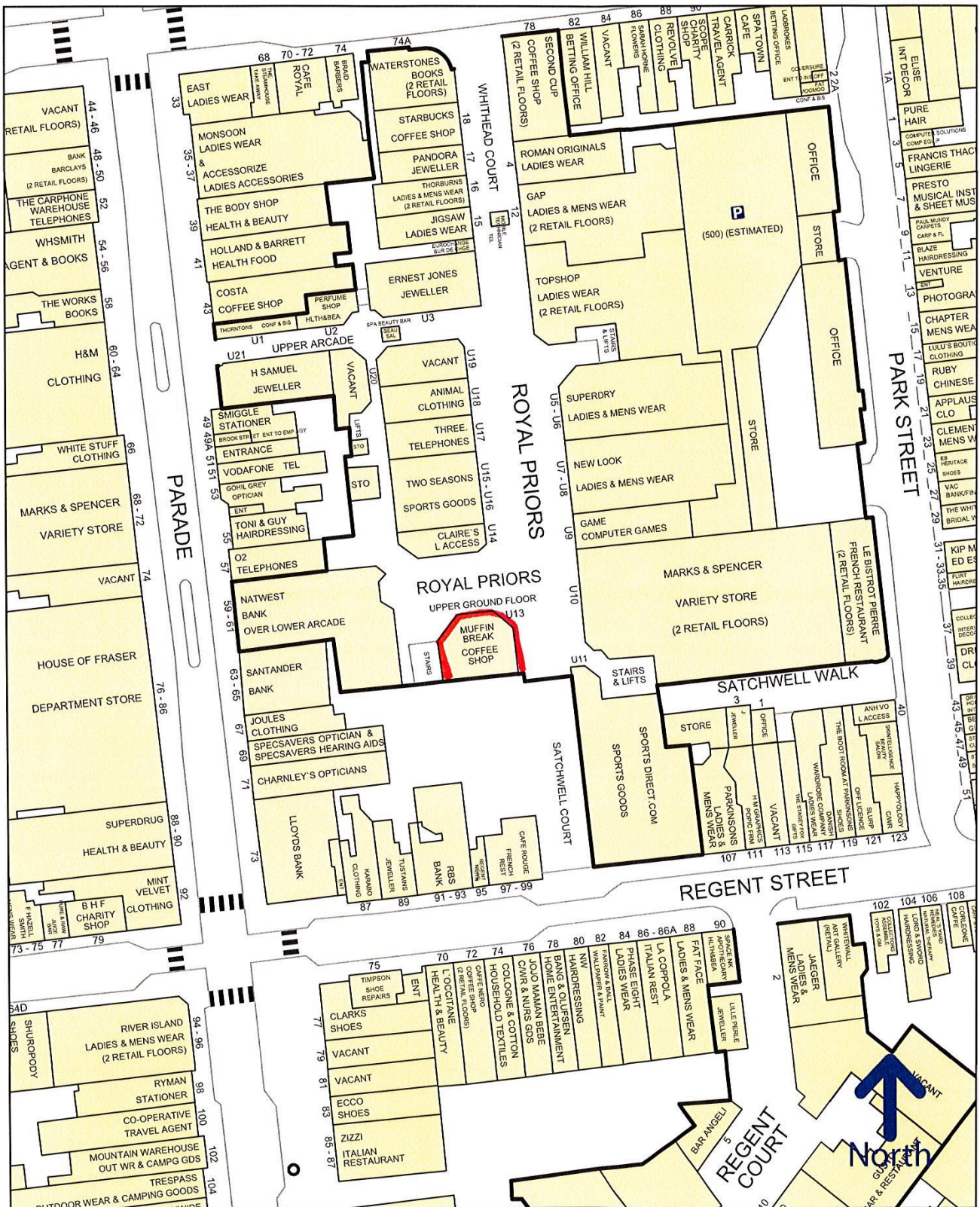
James.merrett@eurcushwake.com

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.



Experian Goad Plan Created: 18/06/2018
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