



Wareing & Company



Description

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor 169.73 sq m 1,827 sq ft
First Floor 108.14 sq m 1,164 sq ft

The unit benefits with frontage onto Warwick Street with a return frontage into the mall and is situated opposite Waterstones close to a number of national retailers such as Pandora, GAP, Starbucks, Ernest Jones and Topshop / Topman

Legal Costs

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

Rates

The premises are assessed for rating purposes as follows:

Rateable Value £130,000 (2010)
Rates Payable £64,090 pa (2015/16)

Interested parties should verify these figures with Warwick District Council on 01926 450000.

Service Charge

The service charge is £35,000 for the current year.

PRIME RETAIL UNIT TO LET

78 Warwick Street

**Royal Priors Shopping Centre
Leamington Spa, CV32 4XT**

Location

Royal Priors is the largest and most central shopping centre in Royal Leamington Spa, totalling 150,000 sq ft of retail accommodation and is anchored by Marks & Spencer, Topshop / Topman and GAP.

The Centre is situated in the prime retailing pitch of this picturesque and affluent spa town. .

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to a 5 yearly upwards only rent review.

Viewing

Viewing is strictly through joint letting agents:-

Bill Wareing,
Wareing & Company
01926 430700

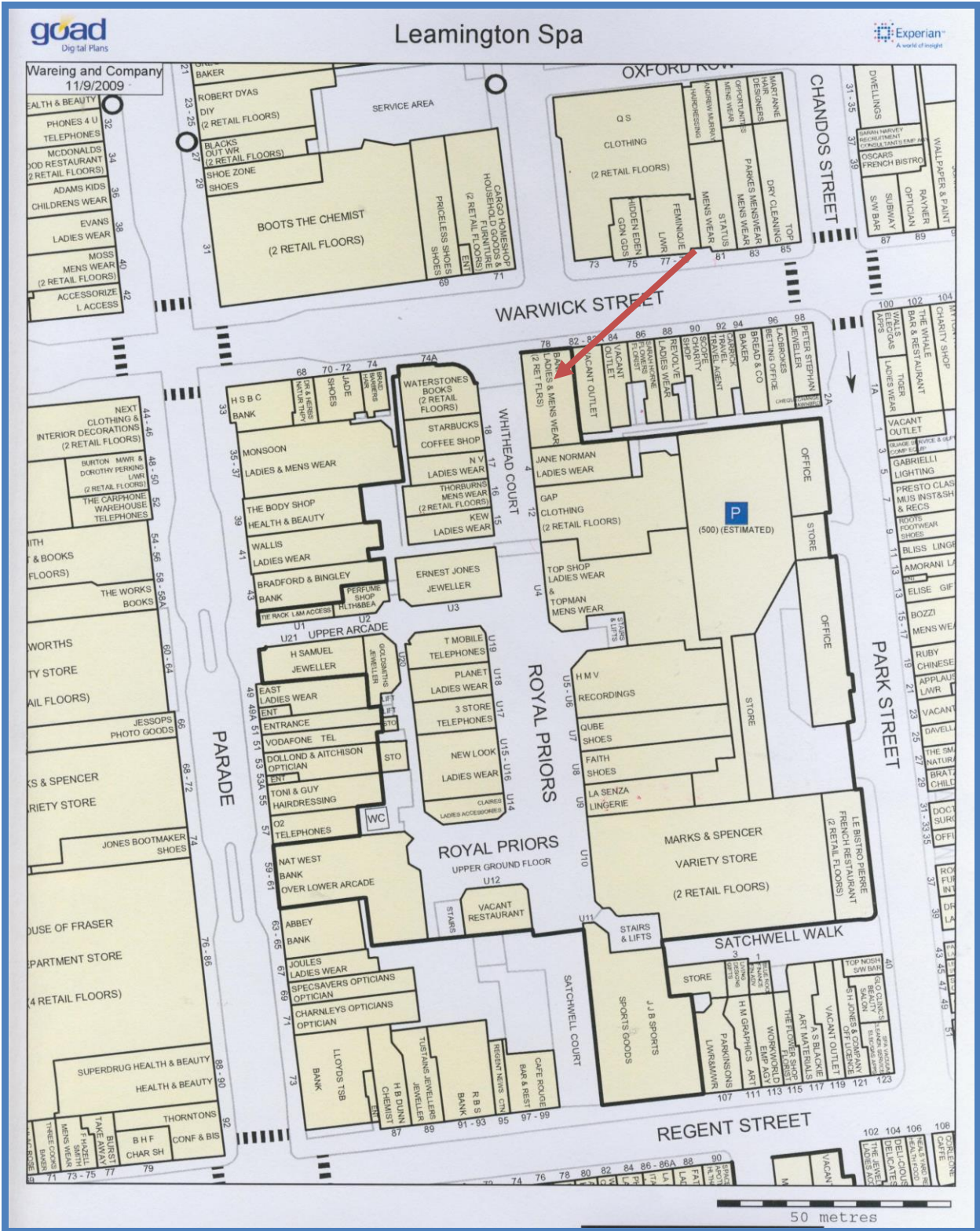
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IMPORTANT NOTICE

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 Waring & 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. Waring & 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 Waring & 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.