



Wareing & Company



Situation

The unit is located on the upper mall adjacent to the new Superdry due to open in November 2015.

Lease

The unit is available on a new effectively full repairing and insuring term for 10 years subject to a 5 yearly upward only rent review.

Accommodation

The unit comprises the following areas:

Internal floor area	4,684 sq ft	435.14 sq m
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Business Rates

The premises are assessed for rating purposes as follows:

Rateable Value	£180,000
Rates Payable	£88,740.00 (2015/16)

although this requires reassessment to exclude the store room.

Service Charge

The current estimated service charge for the unit for the year 2015/2016 is approximately £48,056.91 per annum

Terms and Rent

The premises are available on a new lease at a rent in the order of **£160,000** per annum.

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Interested parties may wish to make their own investigations.

RETAIL

**UNIT 7-8 UPPER MALL
ROYAL PRIORS
LEAMINGTON SPA
CV32 4XU**

**UNIT IS AVAILABLE FROM
APRIL 2016**

Legal Costs

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

Location

Royal Priors is the largest and most central shopping area in Leamington Spa totalling 150 sq ft of retail space and is anchored by Marks & Spencer, Topshop, and GAP. The Centre is situated in the prime retailing pitch of this picturesque and affluent Spa town. Footfall in the centre is circa 7,000,000 per annum equating to around 135,000 per week. The Centre boasts a strong fashion element and has been bolstered by the opening of an upsize Top Shop and new retailers such as Carluccios, Cath Kidston and The Entertainer.

Viewing

Viewing is strictly by appointment with:-

Bill Wareing FRICS – WAREING & COMPANY

Tel: 01926 430700

Email bill.wareing@wareingandcompany.co.uk

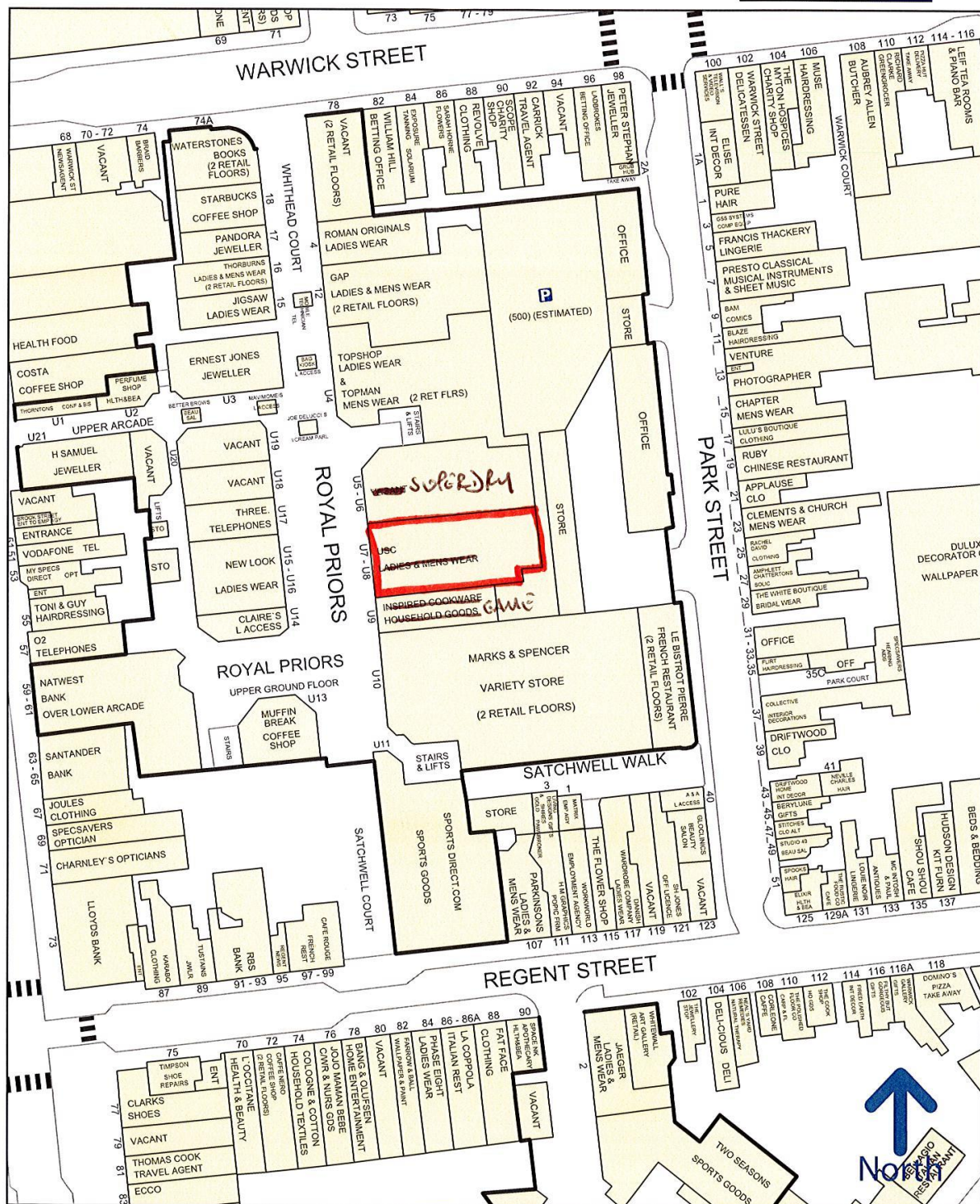
Or via our joint agents:

James Merrett

Tel: 020 7152 5082

Email: james.merrett@eur.cushwake.com

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



Experian Goad Plan Created: 20/10/2015

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 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.