



# Wareing & Company



## RETAIL UNIT 1 (postal 14) LOWER MALL ROYAL PRIORS, LEAMINGTON SPA CV32 4XU

### Situation

The unit is located in a prime trading position with frontage to the Parade and adjacent to O2, Santander and opposite such retailers as House of Fraser, White Stuff, Superdrug.

### Accommodation

The unit has a ground floor and mezzanine storage floor as follows:

Ground Floor Sales	235 sq ft (21.83 sqm)
Net frontage to mall	8.9 m (29' 2")
Internal width to the mall	12.84 m (42' 11")
Depth	2.10 m (6' 9")

### Business Rates

The premises are assessed for rating purposes as follows for 2017/18:-

Rateable Value	£14,000
Estimated Rates Payable	£5,200 per annum

### Service Charge

The service charge for the unit for the year ending Sept 2017 is £2,640 per annum.

### Terms and Rent

The premises are available on a new 3 year lease outside the protection of the Landlord & Tenant Act at a rent in the order of **£19,950 per annum.**

### Use

The premises have an A1 retail use or alternative uses subject to planning consent..

### 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 upside Top Shop and new retailers such as Carluccios, Cath Kidston, The Entertainer and Superdry.

### Viewing

Viewing is strictly by appointment with:-

### Bill Wareing FRICS

Tel: 01926 430700

Email [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)

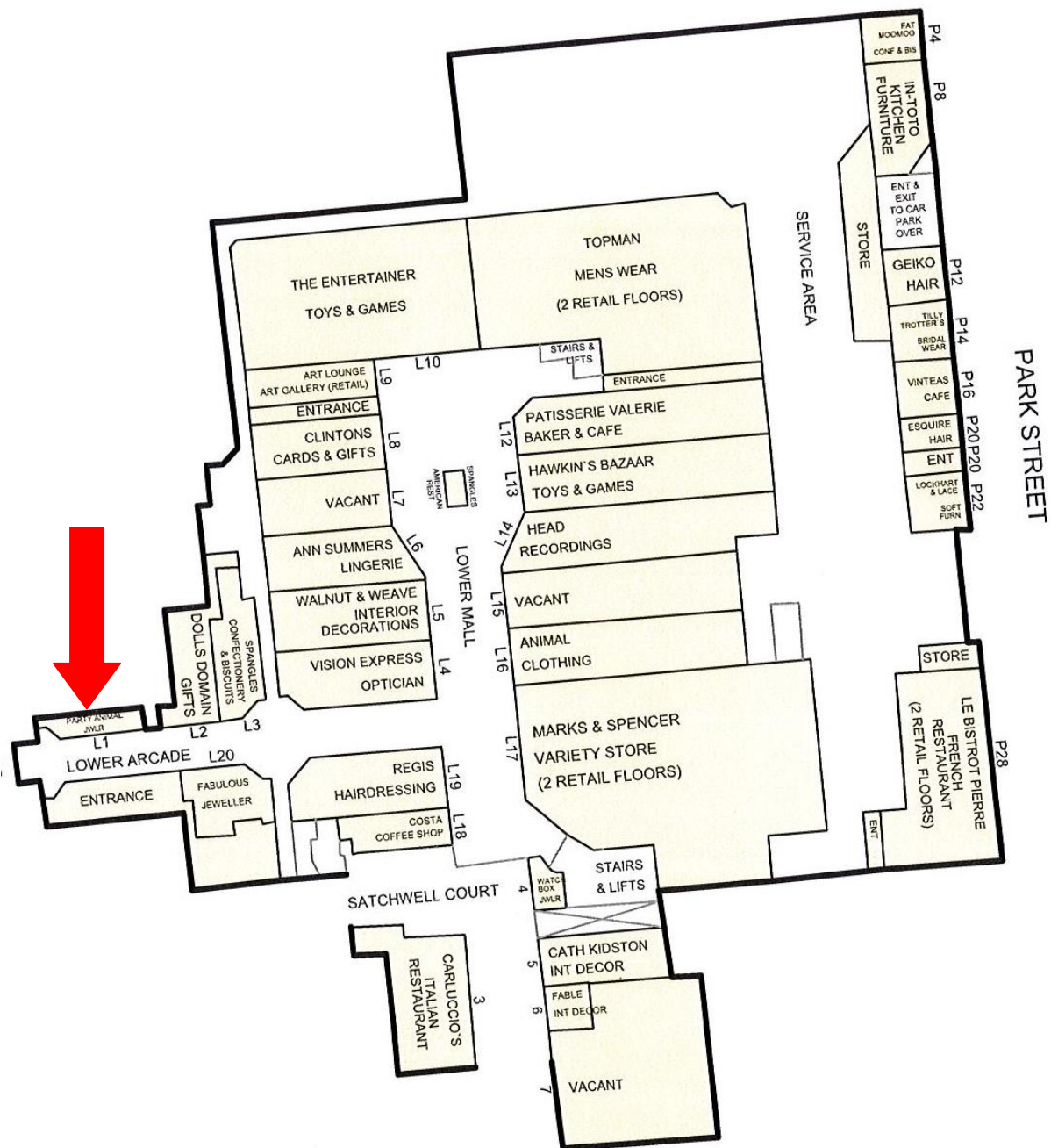
### Or via our joint agents:

#### James Merrett

Tel: 020 7152 5082

Email: [james.merrett@eur.cushwake.com](mailto:james.merrett@eur.cushwake.com)

**Telephone 01926 430700 / Fax 01926 430290**  
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