



Wareing & Company



Description

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

| | | |
|----------------------|------------|-----------|
| Net frontage | 6.1m | 20ft |
| Ground Floor Sales | 80.45 sq m | 866 sq ft |
| Ground Floor Storage | 7.43 sq m | 80 sq ft |

Service Charge

The service charge for the unit is approximately £8,048.

Legal Costs

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

Rates

Rateable Value £35,250
Rates Payable £14,593.50
Interested parties should verify these figures with
Warwick District Council on 01926 450000.

RETAIL

Unit to Let

Unit L2

Lower Arcade

Royal Priors Shopping Centre Leamington Spa

Location

Leamington Spa is a historic and affluent town, with the Royal Priors Shopping Centre being the principal shopping centre. The scheme is anchored by Marks & Spencers and acts as the focal point for the towns retail offer. Other retailers included Gap, Topshop, Bank, New Look and HMV.

Tenure

The property is available on a new 5 year effectively full repairing and insuring lease subject to five yearly upward only rent reviews.

Rent

Upon application

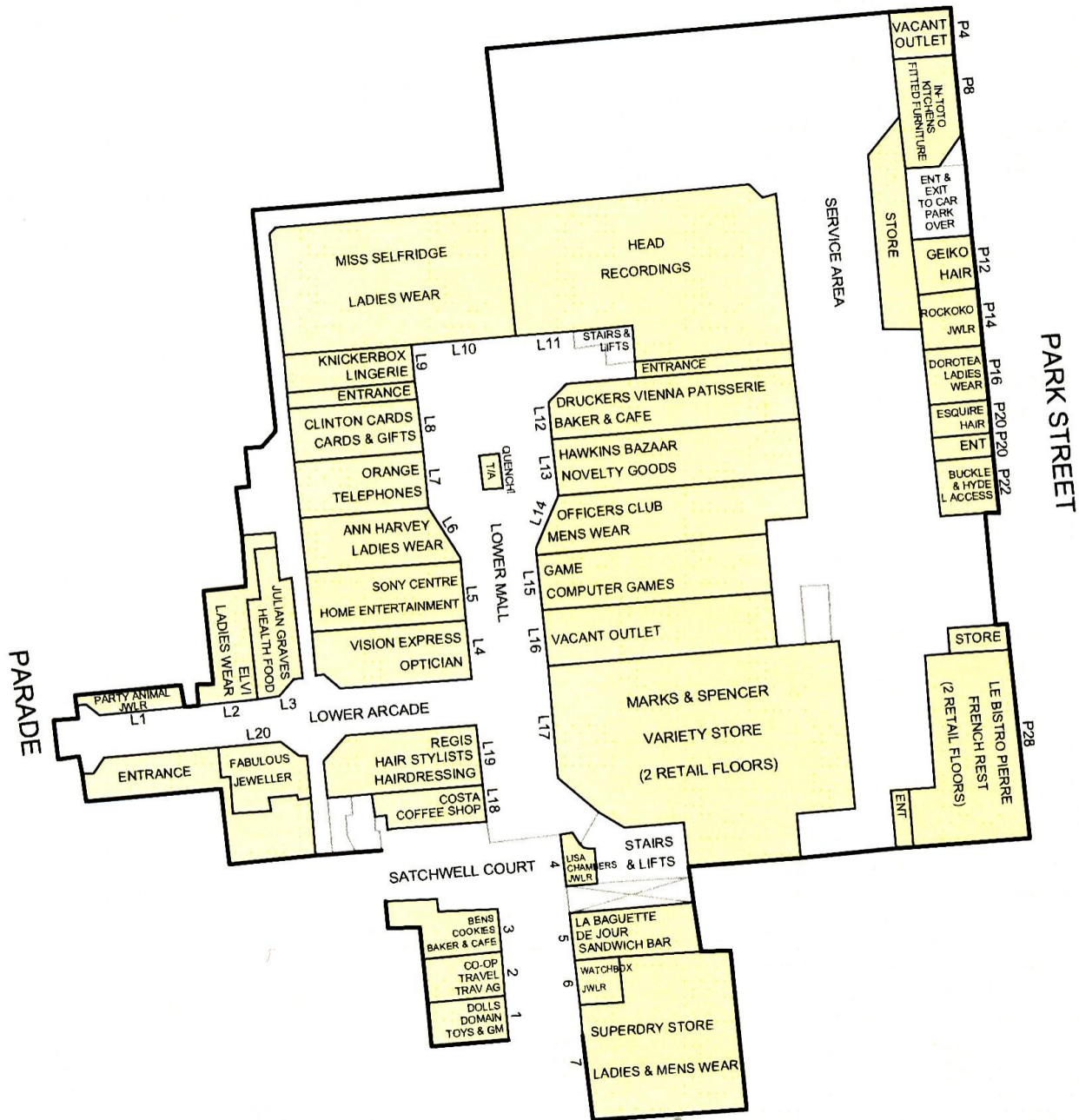
Viewing

Viewing is strictly through joint letting agents:-

**Bill Wareing
Wareing & Company
01926 430700**

**William Nelson / Raquel Sanchez Diaz
Jones Lang LaSalle
0207 318 7872 or 0207 852 4175**

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



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.