



Wareing & Company



Description

The premises comprise a prime corner retail / café unit in the lower mall of Royal Priors Shopping Centre adjacent to Wilko's, Top Man, Top Shop and the Centre toilet facilities.

Accommodation

The unit has the following accommodation:

Frontage:	24'6" (7.5m)
Overall Depth:	107' (32.65m)
Retail area:	1783 sq ft (166 sqm)
Rear office / storage / wc	481 sq ft (44.71 sqm)
Total floor area:	2,264 sq ft (210.33 sq m)

Business Rates

Rating assessment is £44,000.

Business rates estimated for 2019 / 2020 £21,648.

Service Charge

Service charge for the current year 2018/19 are £25,380 for year ending September 2019.

Terms

Premises are available on a new ten year lease at a rent in the order of £52,500 per annum with an upward only rent review at the fifth year of the term.

Use

The premises are suitable for A3 café use or alternative A1 retail use without the need for planning consent for change of use.

RETAIL / A3 UNIT TO LET

**Former Patisserie Valerie
Bakery & Café
Unit 12, Lower Mall (Unit 35)
Royal Priors Shopping Centre
Leamington Spa CV32 4XU**

Location

Royal Priors is the largest and most central shopping area in Leamington Spa totalling 150,000 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 and The Centre boasts such strong fashion retailers as Superdry, The Entertainer, Cath Kidston, Carluccio's amongst others.

Legal Costs

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

Viewing

Viewing is strictly through joint letting agents:-

Bill Wareing

Wareing & Company
01926 430700

bill.wareing@wareingandcompany.co.uk

James Merrett

Cushman & Wakefield

james.merrett@eurcushwake.com

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

Fittings



The unit is fully fitted as a former Patisserie Valerie bakery / café with the following features:

- Roller door
- Suspended ceiling with spotlights
- Air conditioning units
- Two glass displays
- Fitted kitchen including till, coffee maker, toaster, baked potato turbo oven, bain-marie, water boiler, freezer, two fridge, fitted prep area, raised seating area, disabled and customer toilets, rear service access, store room, staff room, safe, cold store, freezer and further cold stores.

