

UNIT L7 ROYAL PRIORS SHOPPING CENTRE

LEAMINGTON SPA

1,276 SQ FT



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. Footfall in the centre is circa 7 million equating to around 135,000 per week. The centre boasts a strong fashion element which has recently been bolstered by the opening of an upsized **Topshop / Topman, Carluccios, Cath Kidston**. And a new Flagship **Superdry** store.

SITUATION

The unit is adjacent to **Ann Summers**, and close to a number of national retailers such as **The Entertainer, GAME, Clintons** and **Animal**.

LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years, inside of the LTA 1954, and subject to a 5 yearly upwards only rent review.

RENT

The quoting rent is £60,000 pax.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

Accommodation		
Ground Floor Sales	118 sq m	1,276 sq ft

Business rates, Service Charge, and Insurance

Rateable Value (2010)	£56,500pa
Rates Payable (2015/16)	£27,854.50 pa
Insurance (2015)	£598.13 pa
Service charge (2015)	£11,680 pa

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchasers/lessees may wish to make their own investigations.

LEGAL COSTS

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

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND & WALES

Cushman & Wakefield supports The Code for Leasing Business Premises in England & Wales which recommends you seek professional advice before agreeing a business tenancy. Details available from www.leasebusinesspremises.co.uk

All viewings and inspections must be arranged via Cushman & Wakefield LLP, or through our joint agents:

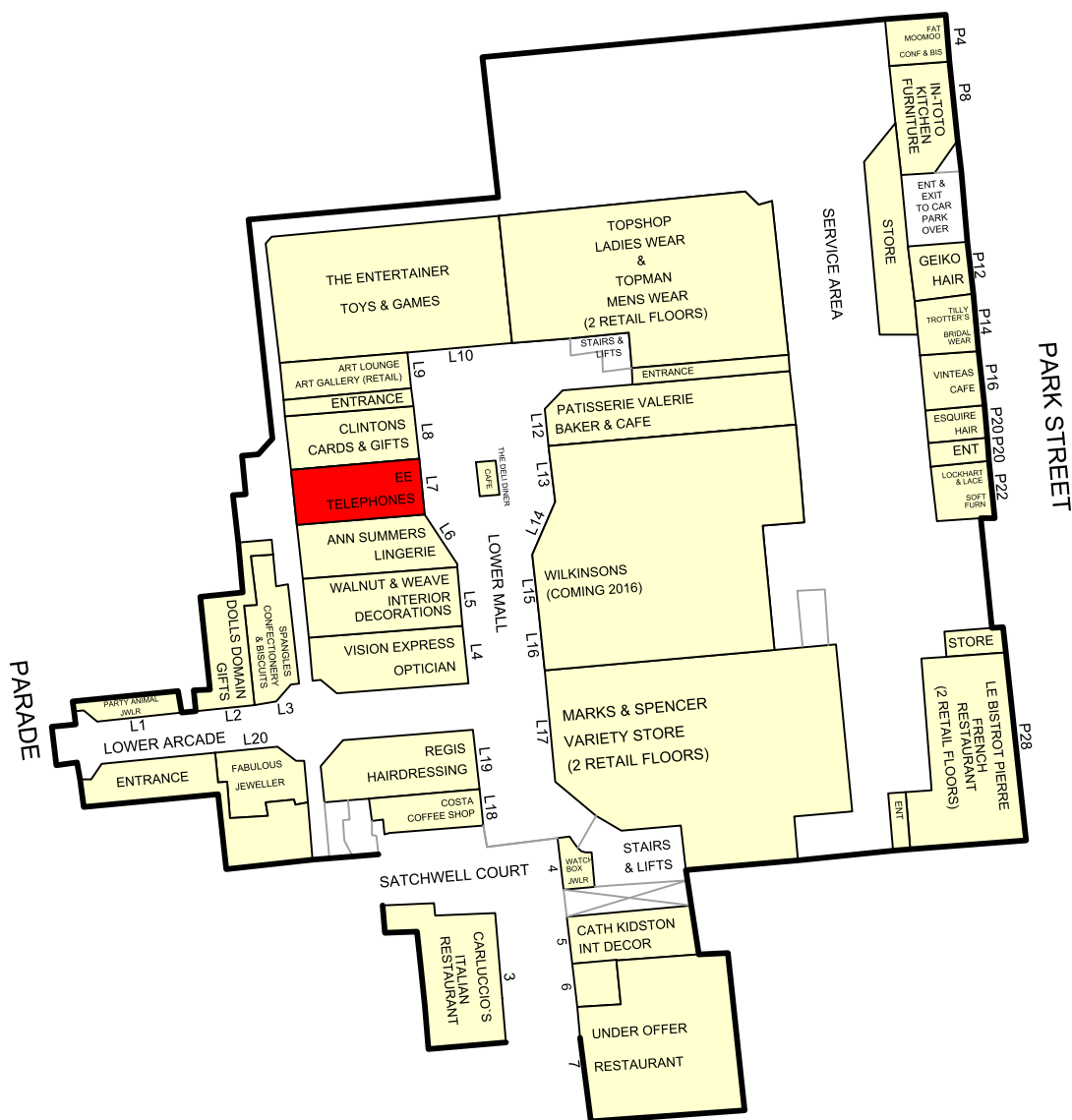
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