



Wareing & Company



Situation

The unit is located on the prime upper mall adjacent to Gap and Bank and close to a number of national retailers such as Topshop, Pandora, Starbucks, Ernest Jones and Republic.

Accommodation

The unit is arranged over ground and basement floors benefitting from the following approximate dimensions and net internal floor areas:

Internal Width	8.08 m	26' 6"
Shop Depth	18.3 m	60'
Ground Floor Sales	151.06 sq m	1,626 sq ft
Ground Floor Ancillary	16.17 sq m	174 sq ft
Basement Ancillary	82.03 sq m	883 sq ft

Rates

Rateable Value	£82,500
Rates Payable (per annum)	£37,785 pa

Interested parties should verify these figures with Warwick District Council -
Tel: 01926 450000

Terms and Rent

The property is available by way of a new 10 year effective full repairing and insuring lease subject to 5 yearly upward only rent reviews at a rental of **£97,500 per annum**.

Plant and Equipment

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

Legal Costs

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

RETAIL

UNIT 38 ROYAL PRIORS LEAMINGTON SPA

Location

Royal Leamington Spa is the 24th most affluent area in Great Britain with 32% of the population in the most affluent AB social group, which is significantly above the national average, and with one quarter of the total catchment earning more than £45,000 pa which again is significantly above the national average. The Royal Leamington Spa retail catchment is estimated at 1.7m with an available £348.2m spend (PROMIS 2009).

Leamington Spa benefits from the M40 motorway which skirts the western fringe of the town, providing a fast link to the West Midlands conurbation and the South East, whilst the A46 dual carriageway links the town with Coventry and the M6. Birmingham International Airport is situated around 25 miles north of Leamington Spa

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

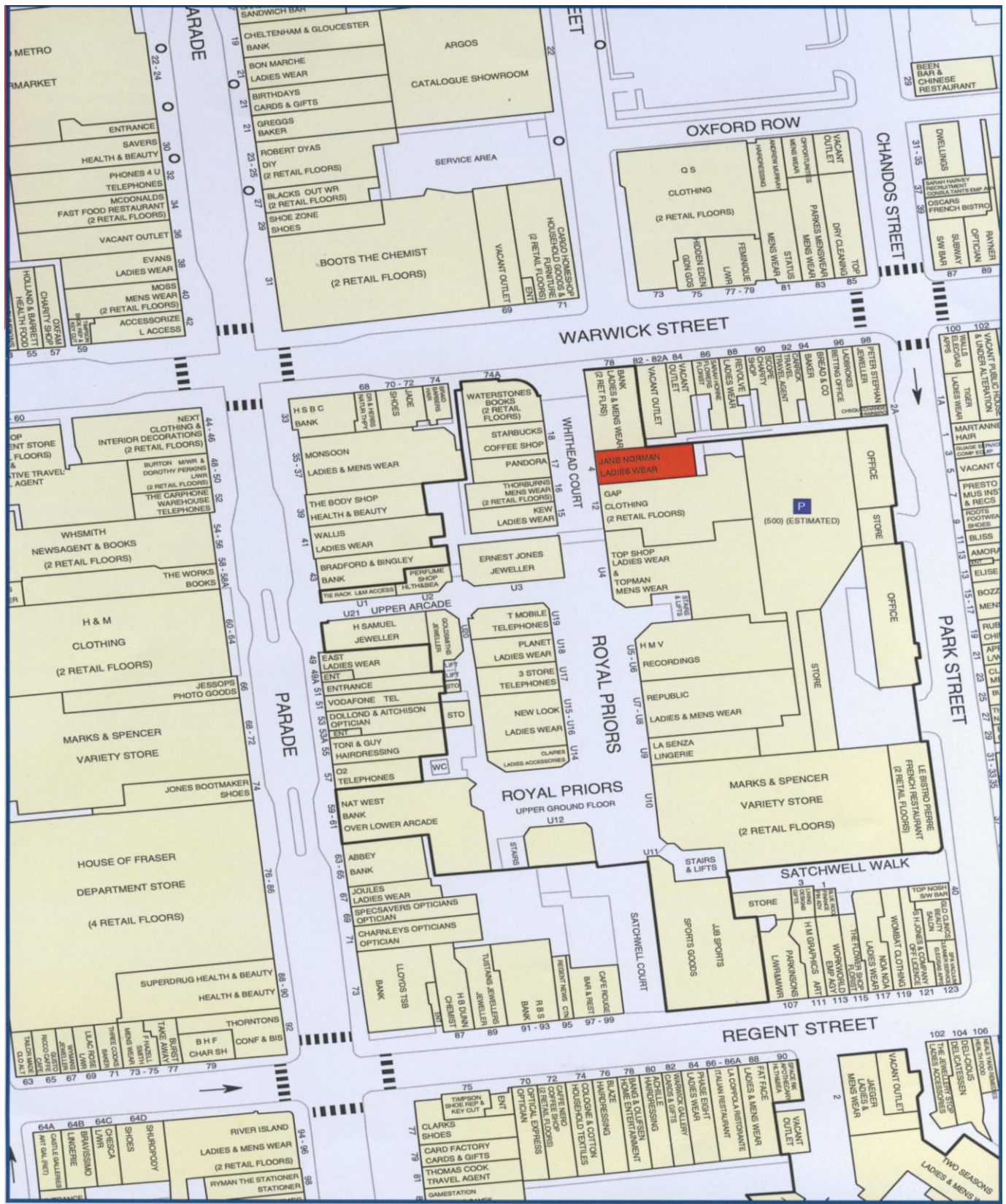
Tel: 020 7152 5082

Email: james.merrett@eur.cushwake.com

Telephone 01926 430700 / Fax 01926 430290

38 Holly Walk Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk



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 services is based on information supplied to us by the vendor/lessor. All other statements regarding services installations, including