



To Let

Unit 11, 3 Lower Mall
Royal Priors • Leamington Spa • CV32 4XU

- Retail unit to let in popular Royal Priors Shopping Centre.
- Adjacent to entrance from Parade.

Sales 808 sq ft Sq Ft (75.06 Sq M)

Rent £25,000 P.A.X

Location

Leamington Spa is an historic and affluent town, with the Royal Priors Shopping Centre being the principal retail scheme. The unit is located on the access to the Scheme from the Parade.

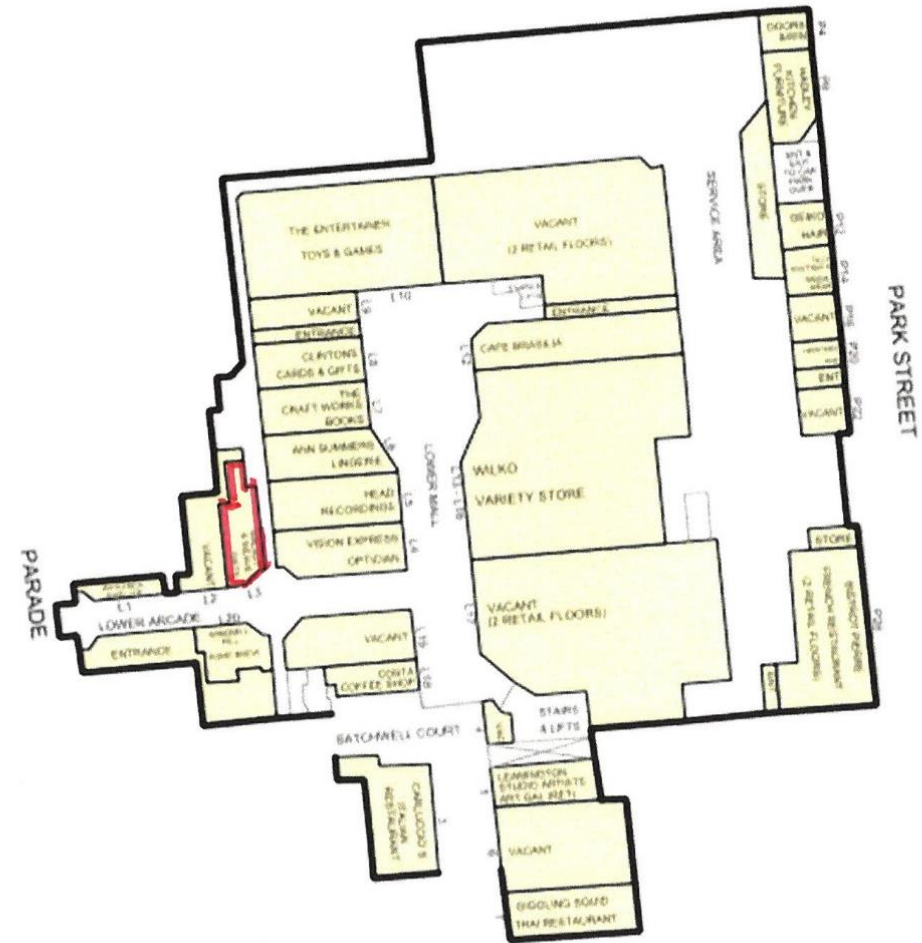
Occupiers within the scheme include New Look, The Entertainer, Superdry, Mountain Warehouse and Waterstones, amongst others. There is a 450 space customer car park.

A new Sostrene Grene store is due to open in the autumn of 2023.

Description

Specification Includes (approximately):

- Shop front with recessed entrance door with full length roller shutter.
- Level access laminated floor.
- Fitted counter.
- Suspended ceiling with inset lighting and spot trackers.
- Access from service corridor to rear.
- Partitioned to create rear storeroom.
- Separate WC.



Service Charge

The service charge for the unit is approximately £8,504 per annum plus £275 insurance.

Business Rates

Rateable Value: £22,000 per annum
Rates Payable: £10,978 (April 2023)

Interested parties should verify these figures with Warwick District Council on 01926 450000.

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

£25,000 per annum exclusive of Business Rates, service charge and all other outgoings.

EPC

C56 - a copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.



Viewing Arrangements:

Strictly by prior arrangement with the joint letting agents:

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