



TO LET

Unit 15/16 Upper Mall (units 24 / 25)

Royal Priors • CV32 4XU

- Prime retail unit within popular Royal Priors Shopping Centre

Trading Area / Stock Room
2,065 Sq Ft
Mezzanine Storage
278 Sq Ft

Rent £45,000 per annum, excl.

Location

Leamington Spa is an historic and affluent town, with the Royal Priors Shopping Centre being the principal shopping centre in Leamington Spa Town Centre. Other retailers included New Look, Sports Direct, Superdry and Wilko. The property is on the upper level.

Description

The unit is fitted with air conditioning units, downlights, spotlights, sprinklers, two changing rooms, laminate floor.

The premises comprise the following approximate dimensions and areas:-

Internal Width	45' (13.73m)
Shop Depth	56' 1 (17.09m)
Total Internal Floor Area	2,065 sq ft (191.84 sqm)
Mezzanine Storage incorporating store room and staff room	278 sq ft (25.82 sqm)

Rateable Value

The premises are assessed for rating purposes as follows:

Rateable Value : £67,500

Tenure

The premises are available on a new lease at a rental in the order of **£45,000** per annum.

Service Charge / Insurance

The service charge for the unit is approximately £22,722 per annum.

EPC

To be confirmed.

Legal Costs

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



Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

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