



# To Let

## 20 Lower Mall (Unit 13)

Royal Priors Shopping Centre • CV32 4XU

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

**734 Sq Ft (68.2 sqm)**  
**plus store of 86 sq ft (8 sqm)**

**Rent £25,000 pax**





## Service Charge

The service charge for the unit is approximately £7,431 per annum plus insurance of £275 per annum.

## Business Rates

Rateable Value: £25,000  
Rates Payable: £12,475

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

## Rent

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

## Tenure

The property is available on a new effectively full repairing and insuring lease.

## EPC

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:

**Bill Wareing FRICS**

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E [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)

**James Merrett**

T 020 7152 5082

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## Wareing & Company

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[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

