



To Let

Unit 13-16 Lower Mall

Royal Priors • Leamington Spa • CV32 4XU

- Retail unit to let in popular Royal Priors Shopping Centre.

Sales 9,345 sq ft Sq Ft (868.2 sqm)

Rent £125,000 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 in a prominent position on the Lower Mall.

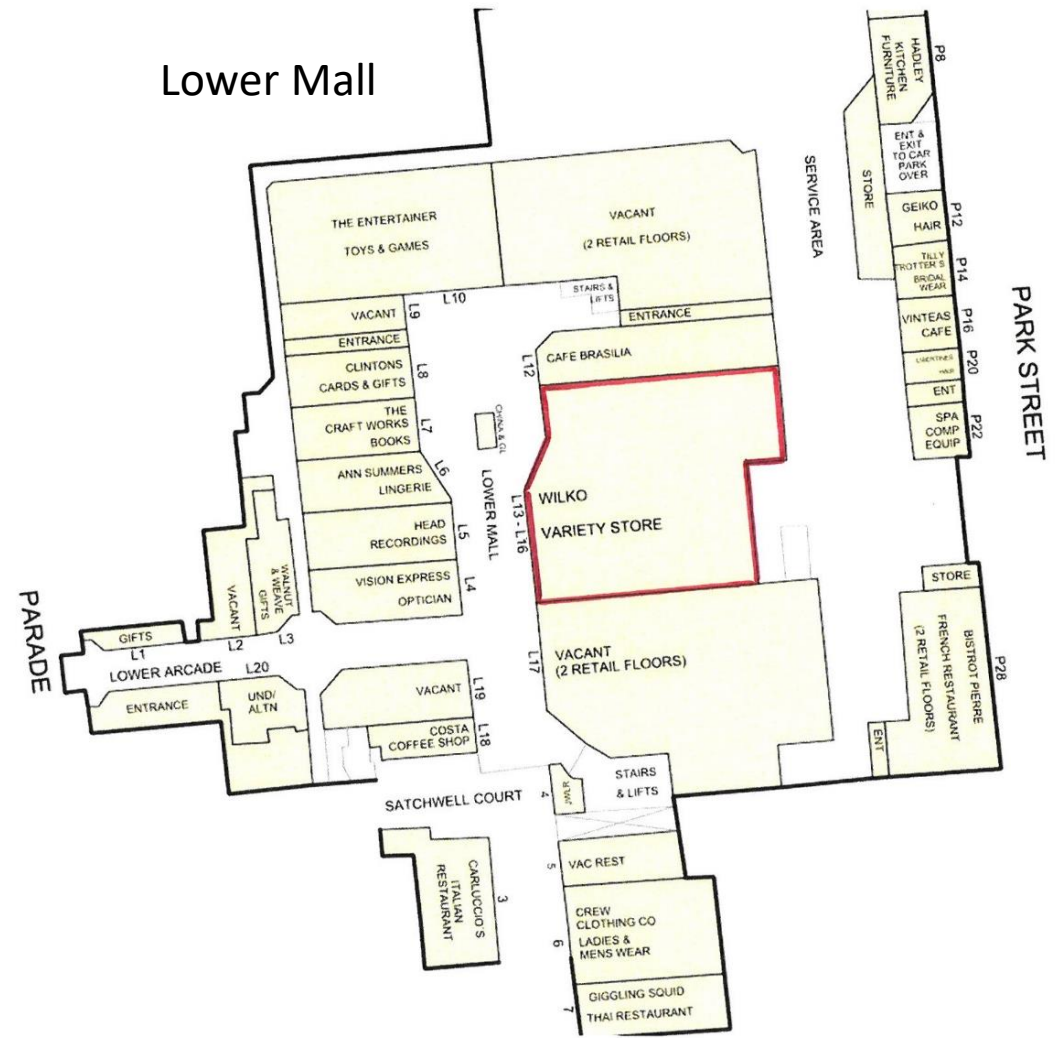
Occupier within the scheme include New Look, The Entertainer, Superdry, Mountain Warehouse and Waterstones, amongst others. There is a 450 space customer car park.

A new Sostrene Grene store has recently opened.

Description

Specification Includes (approximately):

- Frontage 91'10 (28m)
- Depth 82'0 (25m)



Service Charge

The service charge for the unit is approximately £84,671 per annum.

Business Rates

Rateable Value: £153,000 (April 2023)
Rates Payable: £78,336 per annum

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

Rent

£125,000 per annum exclusive of Business Rates, service charge and all other outgoings.

Tenure

The property is available on a new 5 year effectively full repairing and insuring lease subject to five yearly upward only rent reviews.

EPC

B44 - 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 letting agents:

Bill Wareing FRICS
T 01926 430700 • M 07715 001018
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