



# To Let

## Unit 12, 2 Lower Mall

Royal Priors • Leamington Spa • CV32 4XU

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

Sales 866 sq ft Sq Ft (80.45 Sq M)

Storage 80 Sq Ft (7.43 Sq M)

**Rent £25,000 P.A.X**



Wareing & Company

01926 430700 • [www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

### 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.

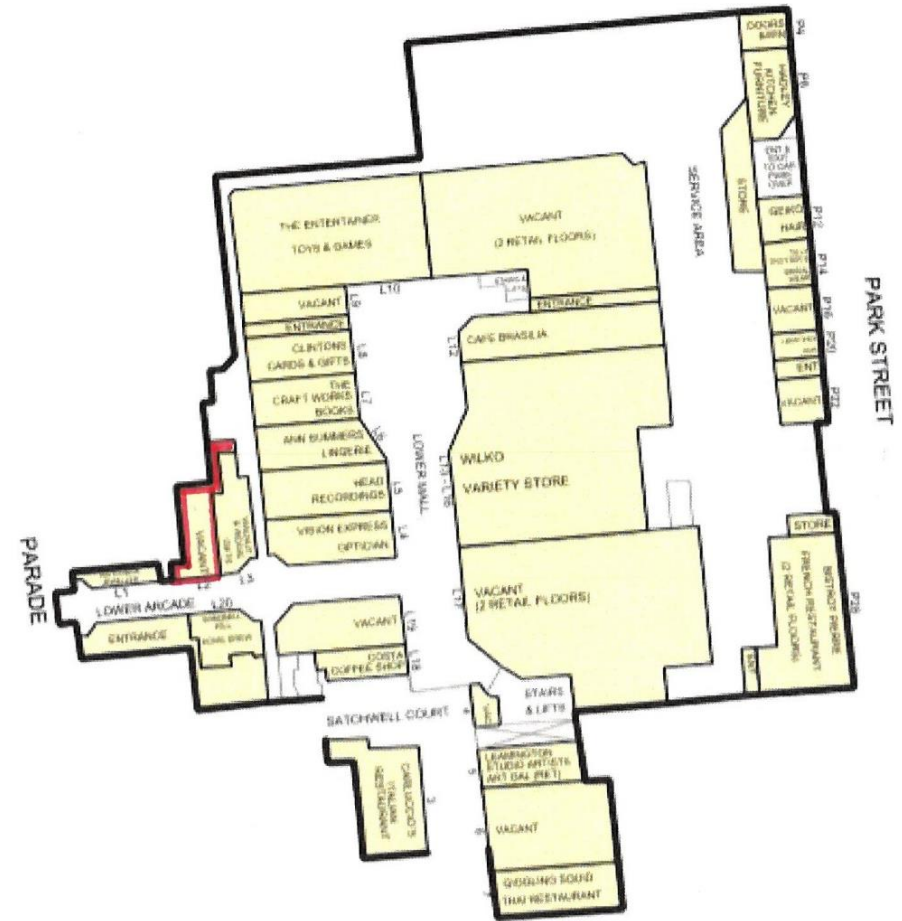
Occupier within the scheme include New Look, Wilko, The Entertainer, Superdry, Mountain Warehouse and Waterstones, amongst others. There is a 450 space customer car park.

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

### Description

Specification Includes (approximately):

- Net frontage 6.1 m 20 ft
- Ground Floor Sales 80.45 sqm 866 sq ft
- Ground Floor Storage 7.43 sqm 80 sq ft



## Service Charge

The service charge for the unit is approximately £9,760 per annum.

## Business Rates

Rateable Value: £25,250  
Rates Payable: £12,600

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 5 year effectively full repairing and insuring lease subject to five yearly upward only rent reviews.

## EPC

B43 - 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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### Wareing & Company

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