RETAIL - Temporary Opportunity

LEAMINGTON SPA

Unit 6-69 WARWICK STREET

SHOP TO LET

LOCATION

The Unit is located in the heart of the affluent market town Royal Leamington Spa. The immediate vicinity comprises a good mix of Class A1 & A3 retailers Including independent and national occupiers.
Both Royal Priors Shopping Centre and Regent Court are within close proximity of the subject premises as is the Royal Priors multi-storey car park in Park Street.

SITUATION

Unit 69 is located in a prime position on Warwick Street adjacent to the entrance of Royal Priors Shopping Centre. Nearby retailers include **Boots**, **Mountain Warehouse**, **Waterstone** and **Starbucks.**

LEASE

The property is available by way of a new flexible lease with mutual rolling quarterly breaks for a term to be agreed.

RENT

On Apllication

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION		
Ground Floor	2,074 sq ft	193 sq m
First Floor Ancillary	1,771 sq ft	165 sq m
Second Floor	1,446 sq ft	134 sq m

BUSINESS RATES & SERVICE CHARGE	
Rateable Value	£59,500
Rates Payable (20/21)	£29,988
Service Charge (20/21)	£5,177.52

VIEWING

For further information or to arrange a viewing, please contact:

BWD
Nick De-Pons
07767768423
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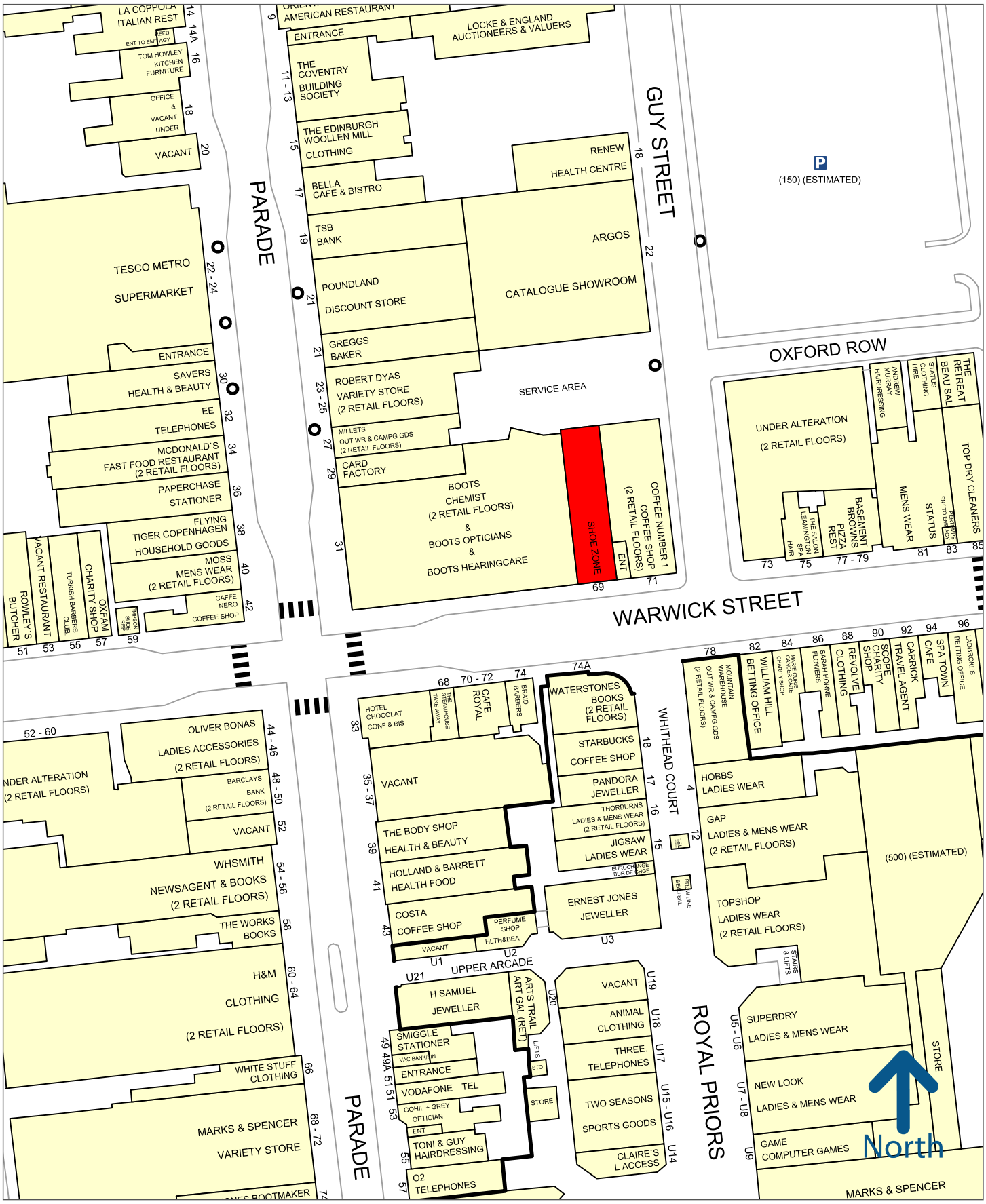
BWD
RETAIL PROPERTY CONSULTANTS

Leamington Spa



50 metres

Experian Goad Plan Created: 05/02/2021
Created By: Bidwell Webber De Pons Ltd

Map data

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