

RETAIL LEAMINGTON SPA

22 Guy Street

Flexible Lease Terms



Shop To Let

[360 Virtual Tour Available Here](#)

LOCATION

Leamington Spa is an affluent Warwickshire town located approximately 25 miles south east of Birmingham, 10 miles south of Coventry and 11 miles northeast of Stratford-Upon-Avon. The unit is located in the heart of the affluent market town, located directly opposite a large open car park also being close to the Warwick street entrance of Royal Priors Shopping Centre.

SITUATION

Unit 22 Guy street offers large ground and first floor accommodation directly opposite one of the main open car parks in the town centre. Other nearby retailers include **Coffee #1**, **Boots** and **Mountain Warehouse**.

LEASE

On flexible lease terms with 12 month term certain, and mutual rolling quarterly breaks thereafter.

RENT

To be agreed.

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 | 4,880 sq ft | 453 sq m |
| Ground floor loading area | 1,420 sq ft | 132 sq m |
| First Floor | 6,940 sq ft | 645 sq m |

BUSINESS RATES & SERVICE CHARGE

| | |
|----------------------------|------------|
| Rateable Value | £74,000 |
| Rates Payable (2020/21) | £37,296 |
| Service Charge (2020/21) | £18,535.30 |
| Insurance Charge (2020/21) | £5,441.71 |

VIEWING

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

BWD

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