

11 Lower Mall

Royal Priors, Leamington Spa



LOCATION

Leamington Spa is the primary commercial hub for a population of approximately 110,000, covering Leamington, Warwick, and the surrounding suburbs.

Royal Priors benefits from a strong retail presence, with national operators including **The Entertainer**, **Costa**, **Ann Summers**, **Sports Direct**, **New Look**, **Starbucks**, and **Pandora**.

The unit is located on the Lower Mall floor, adjacent to **Clintons** and **The Entertainer**.

ACCOMMODATION

The property provides the following approximate areas;

Retail:	3,426 sq ft	318 sq m
Storage:	1,037 sq ft	96.3 sq m
Total:	4,463 sq ft	414.6 sq m

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Available upon request.

SERVICE CHARGE

£55,096pa budgeted for 2025/26

INSURANCE

To be assessed.

RATING

The property is assessed for rates as follows:

Rateable Value :	£110,000
UBR 2026/27:	43p
Rates payable:	£47,300 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

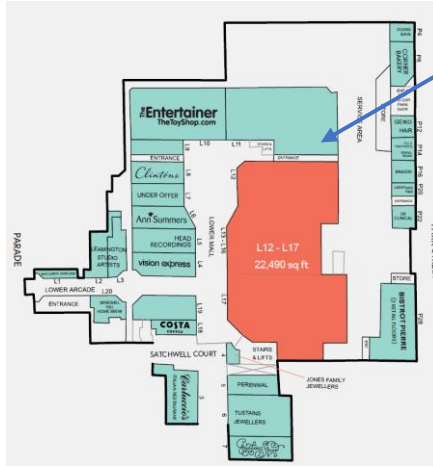
VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with the agents, FMX.

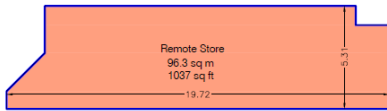
Date: April 2026

* Plans not to scale

Subject Premises



GIA
96.3 sq m
1037 sq ft

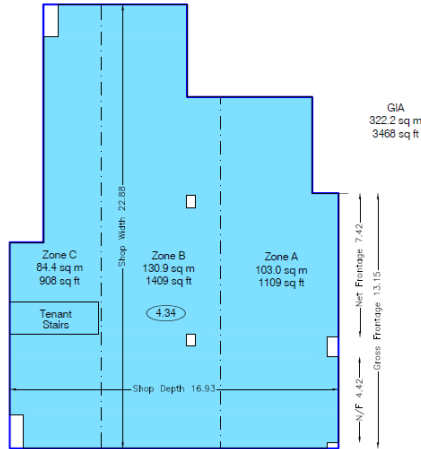


LOWER MALL REMOTE STORE

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