

LEAMINGTON SPA

11 Lower Mall, Royal Priors Shopping Centre

TO LET



LOCATION

Royal Priors is situated in the heart of Leamington Spa, comprising 160,000 sq ft of retail space, occupiers include **Sports Direct, Hobbs, Superdry, New Look, Pandora** and **Sostrene Grene**.

The subject premises are arranged over ground and first floor, occupying a prominent corner unit with return frontage onto the middle of the mall. The unit is adjacent **Superdry** and **Sostrene Grene** on Upper Mall, and **The Entertainer** on Lower Mall.

ACCOMMODATION

The property provides the following approximate areas:

Lower Mall: 3,426 sq ft 318.3 sq m

LEASE TERM

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

RENTAL

Available on application

SERVICE CHARGE

TBC

INSURANCE

TBC.

RATING

Available on Application

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 sole leasing agents, FMX.

Harry Mitchell

07428 059987

harrymitchell@fmx.co.uk

Henry Foreman

07469 155716

henryforeman@fmx.co.uk

Date: August 2024