

14 Upper 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.

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

This unit is located on the Upper Mall adjacent to Sketchers.

ACCOMMODATION

The property provides the following approximate areas;

Area: 884 sq ft 82 sq m

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed. Available subject to vacant possession.

RENTAL

Available upon request.

SERVICE CHARGE

£10,910 pa budgeted for 2025/26

INSURANCE

£341 pa budgeted for 2025/26

RATING

The property is assessed for rates as follows:

Rateable Value: £24,500

UBR 2026/27: 38.2p

Rates Payable: £9,359 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.

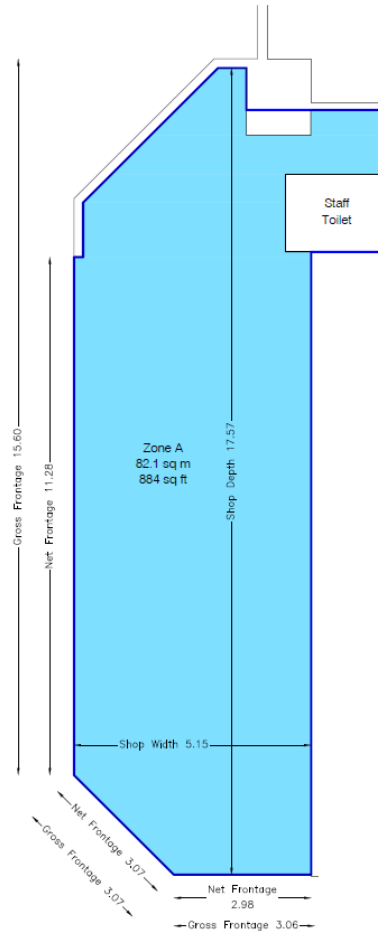
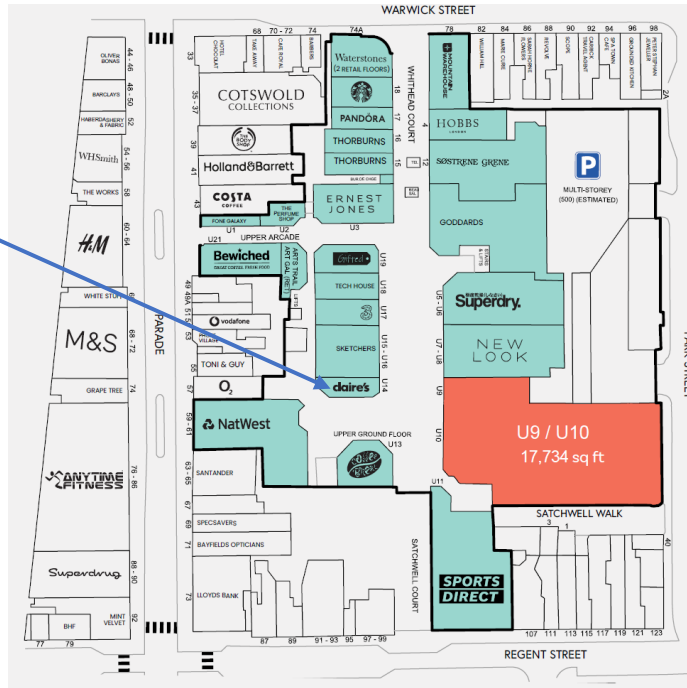
VIEWING AND FURTHER INFORMATION

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

Date: June 2026

* Plans not to scale

Subject Premises



India Bebb
07960 023864
indiabebb@fmx.co.uk

Henry Foreman
07792 604656
henryforeman@fmx.co.uk

Filippa Mudd
07917 034807
filippamudd@fmx.co.uk

Date: June 2026