

LEAMINGTON SPA

15-16 Upper Mall, Royal Priors Shopping Centre



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 a new **Sostrene Grene** store.

The subject premises are situated within prime pitch in the centre of the mall. The unit is adjacent to **Three** and **Claire's Accessories**, opposite **Superdry** and **Goddards**. Other nearby retailers include **Waterstones, Starbucks, Mountain Warehouse** and **Sostrene Grene**.

ACCOMMODATION

The property provides the following approximate areas:

Internal Width:	46 ft 8 in	14.23 m
Ground Floor:	2513 sq ft	233.5 sq m

LEASE TERM

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

RENTAL

Available on application.

SERVICE CHARGE

£28,185 pa.

INSURANCE

£502 pa.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£67,500
UBR 2023/24:	54.6p
Estimated Rates Payable:	£36,855

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

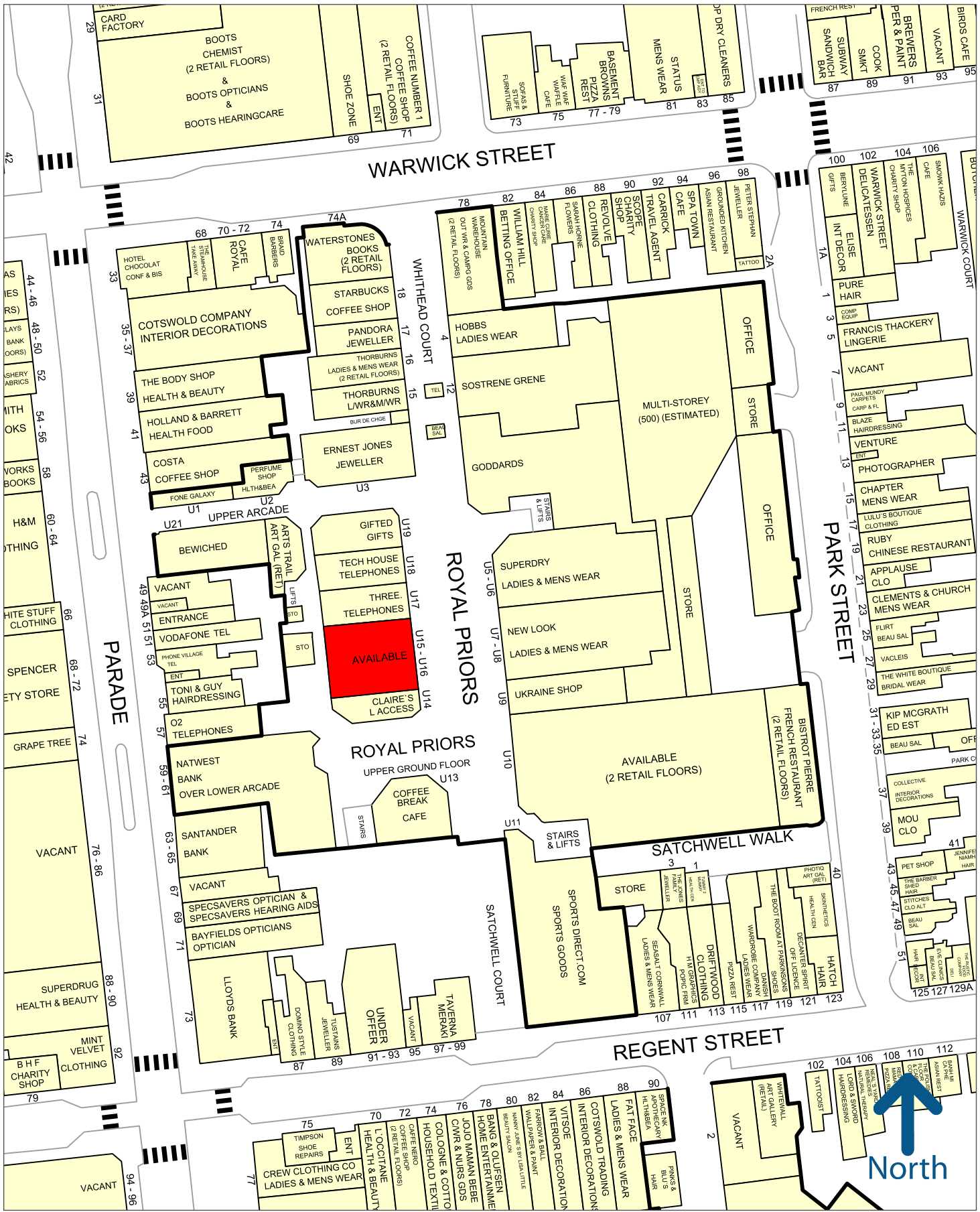
harrymitchell@fmx.co.uk

Henry Foreman

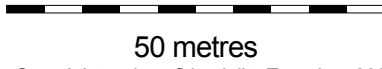
07469 155716

henryforeman@fmx.co.uk

Date: August 2024



North



50 metres
 Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 15/08/2024
 Created By: FMX



For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com