

# LEAMINGTON SPA

## 19 Lower 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 **Sostrene Grene**.

The subject premises are situated in the Lower Mall, occupying a prominent corner unit with return frontage onto an arterial entrance to the scheme. The unit is adjacent **Costa**, and opposite **Vision Express**. Other nearby retailers include **The Entertainer** and **Ann Summers**, amongst others.

### ACCOMMODATION

The property provides the following approximate areas:

Internal Width:	<b>24 ft 9 in</b>	<b>7.55 m</b>
Ground Floor:	<b>1,554 sq ft</b>	<b>144.4 sq m</b>

### LEASE TERM

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

### RENTAL

Available on application.

### SERVICE CHARGE

£17,430 pa.

### INSURANCE

£742 pa.

### RATING

The property is assessed for rates as follows:

Rateable Value 2023:	<b>£43,250</b>
UBR 2024/25:	<b>49.9p</b>
Estimated Rates Payable:	<b>£22,144</b>

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**

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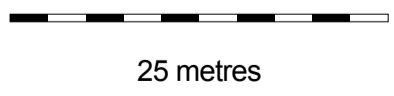
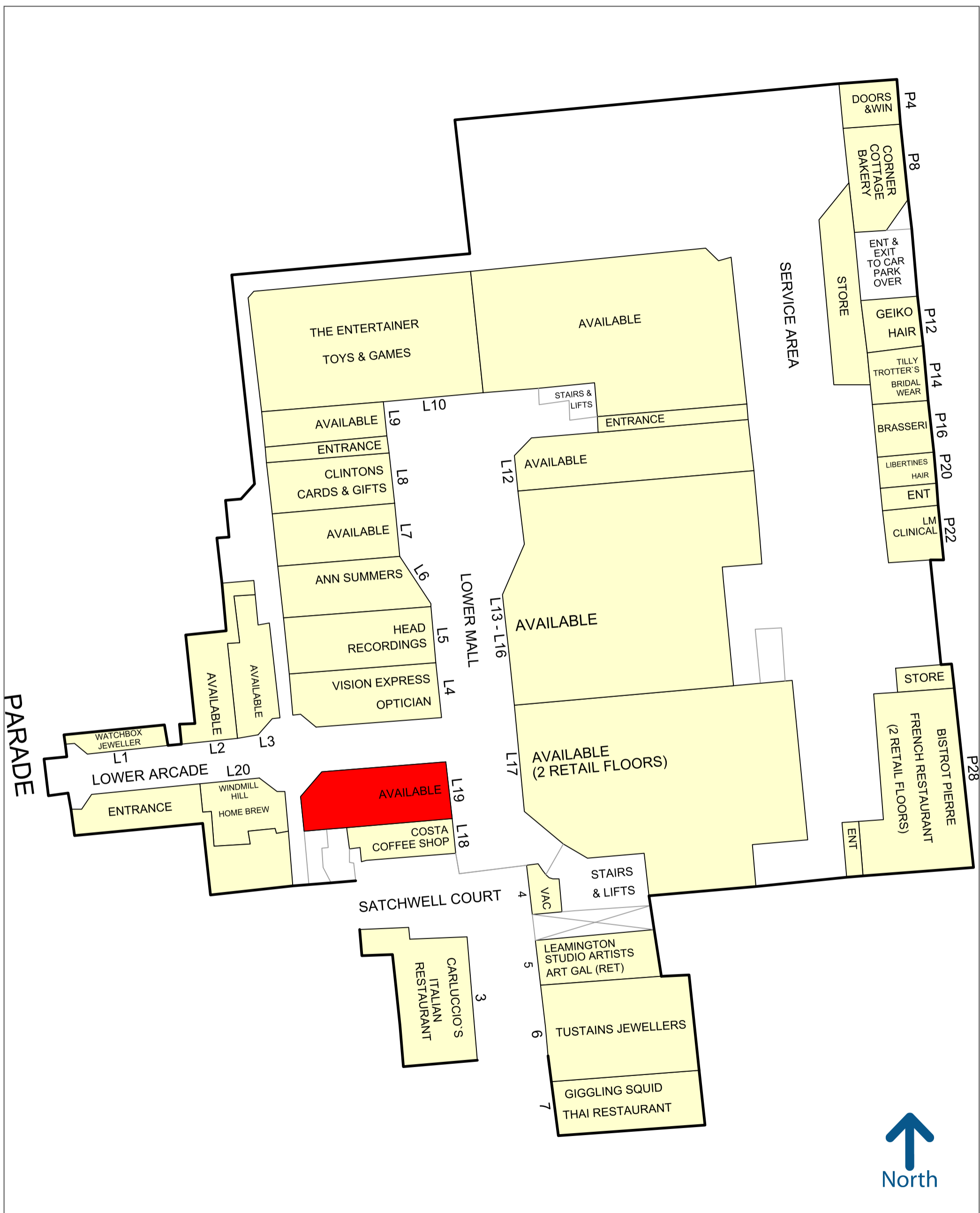
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Experian Goad Plan Created: 15/08/2024  
Created By: FMX

