

LEAMINGTON SPA 19 Lower Mall, Royal Priors Shopping Centre



LOCATION

Royal Priors is situated in the heart of Learnington 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:	24 ft 9 in	7.55 m
Ground Floor:	1,554 sq ft	144.4 sq m

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.

£742 pa.

RATING

The property is assessed for rates as follows:

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

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.

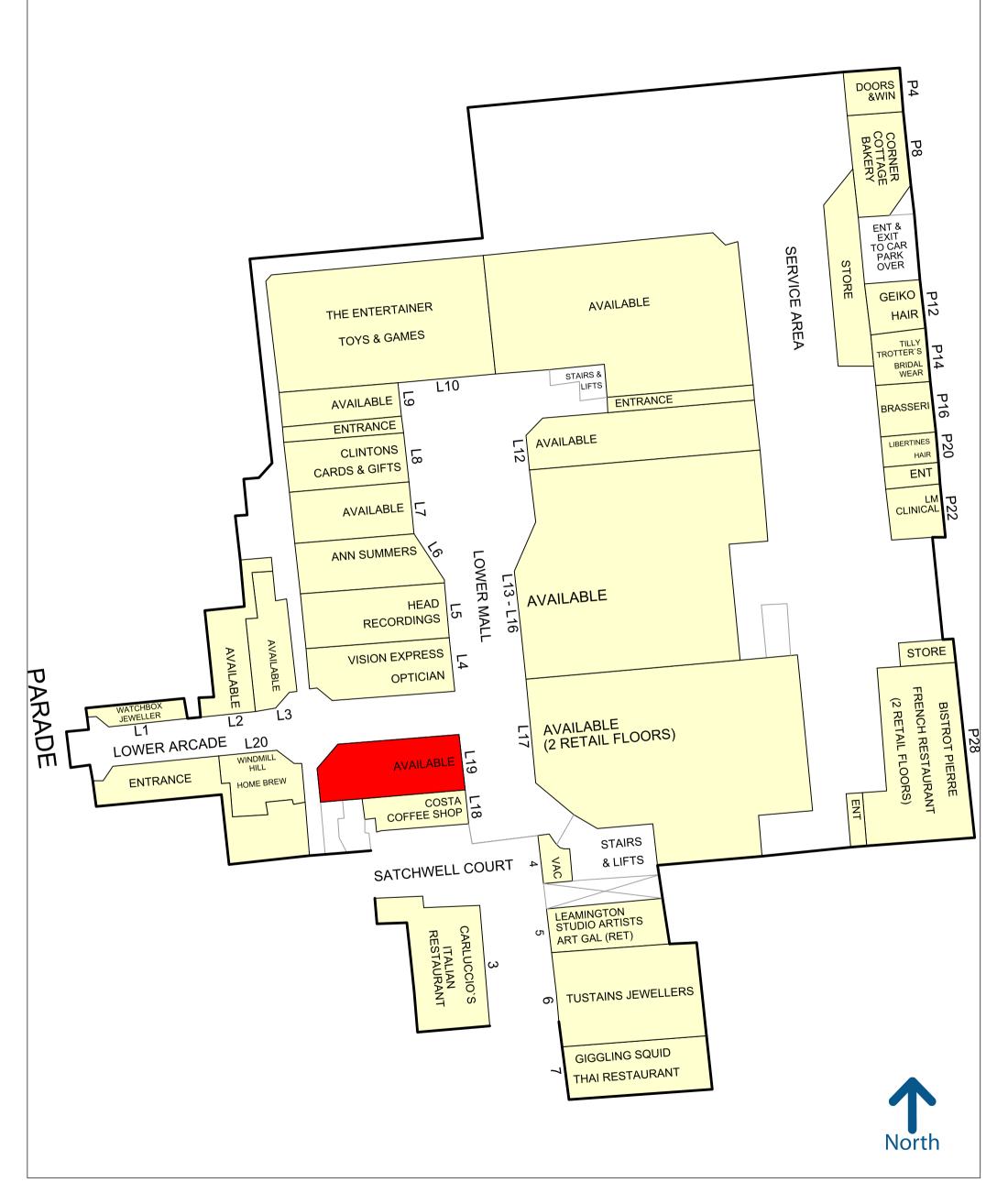
VIEWING AND FURTHER INFORMATION

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

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Date: August 2024

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25 metres



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