

# 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.

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£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.

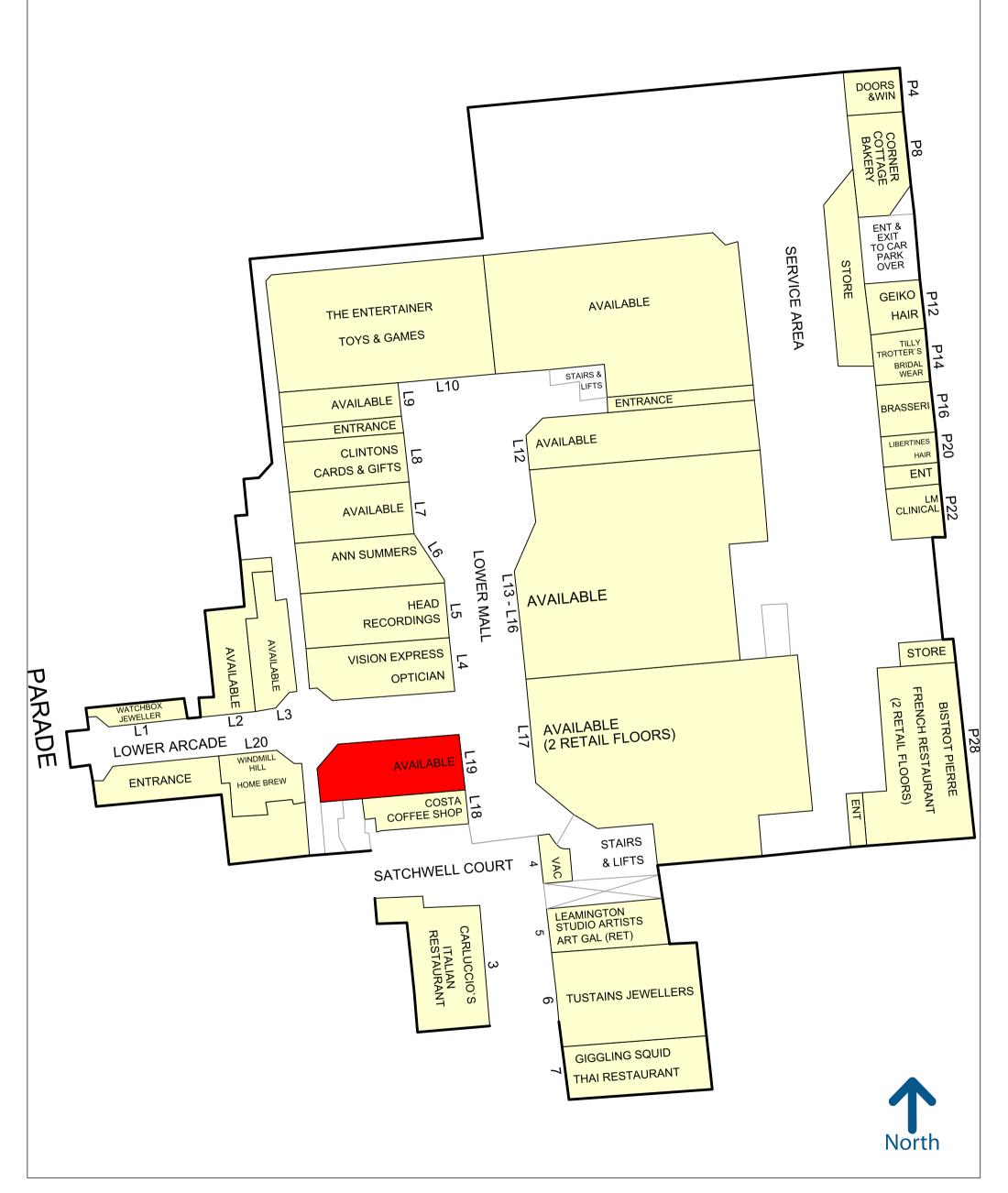
#### VIEWING AND FURTHER INFORMATION

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

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25 metres



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