

19 Lower 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 Lower Mall floor, adjacent to **Costa**.

ACCOMMODATION

The property provides the following approximate areas;

Area: **1,554 sq ft** **144 sq m**

LEASE TERM

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

RENTAL

Available upon request.

SERVICE CHARGE

£19,189 pa budgeted for 2025/26

INSURANCE

£742 pa budgeted for 2025/26

RATING

The property is assessed for rates as follows:

Rateable Value: £43,250
UBR 2025/26: 49.9p
Rates payable: £21,581.75 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: October 2025

