

## 9 Upper 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..

Royal Priors benefits from a strong retail presence, with national operators including **The Entertainer**, **Costa**, **Ann Summers**, **Sports Direct**, **New Look**, **Starbucks**, and **Pandora**.

The unit is located on the Upper mall floor, adjacent to **New Look** and **Superdry**.

### ACCOMMODATION

Area: 1,833 sq ft 175 sq m

### LEASE TERM

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

### RENTAL

Available upon request.

### SERVICE CHARGE

£21,111 pa budgeted for 2025/26

### INSURANCE

To be assessed.

### RATING

The property is assessed for rates as follows:

Rateable Value : £37,250 pa

UBR 2026/27: 38.2p

Rates payable: £14,230 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

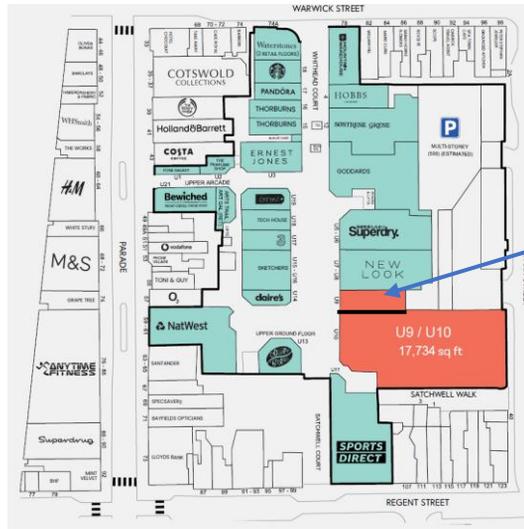
Available on request.

### LEGAL COSTS

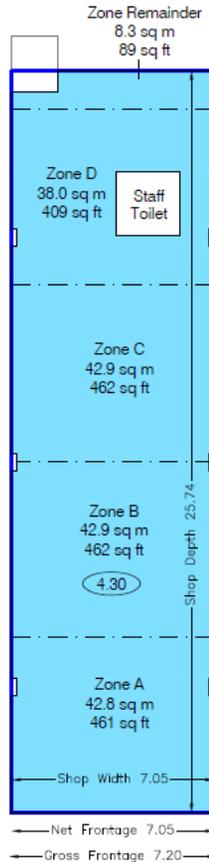
Each party shall be responsible for their own legal costs incurred in this transaction.

Date: October 2025

\* Plans not to scale



Subject Premises



**VIEWING AND FURTHER INFORMATION**

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

**India Bebb**  
07960 023864  
Indiabebb@fmx.co.uk

**Henry Foreman**  
07792 604656  
henryforeman@fmx.co.uk

**Filippa Mudd**  
07917 034807  
Filippamudd@fmx.co.uk

Date: October 2025