

ROYAL PRIORS
SHOPPING CENTRE

prime
location

Excellent space in the
heart of Leamington

Royal Leamington Spa
- Warwickshire -



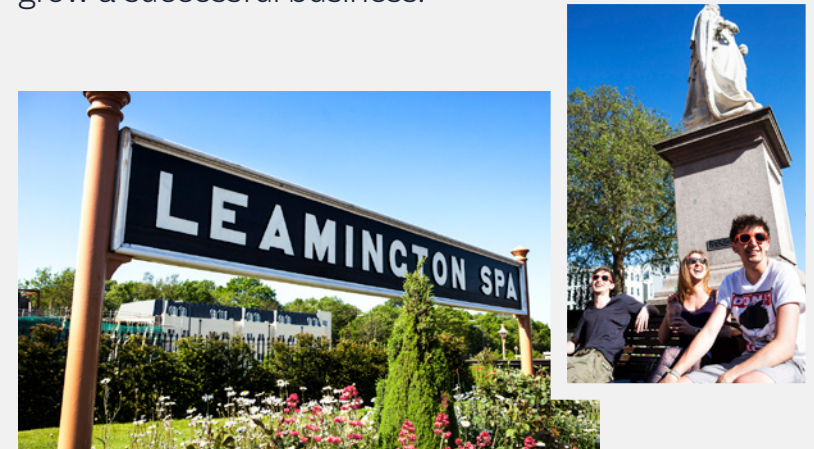


A thriving destination

Leamington Spa is known for its Georgian and Victorian architecture, beautiful parks, and as a popular spa resort town, historically renowned for its therapeutic waters.

It's situated in a very strategic position in the heart of England with excellent transport links. This area of South Warwickshire is home to 16,000 businesses and is a highly entrepreneurial location to grow a successful business.

The historic and picturesque town is regularly voted in the top 10 best places to live in the UK



Royal Priors

Royal Priors is Leamington's only indoor shopping centre and sits at the retail heart of the town - just off the main street, The Parade.

With its spacious malls, the centre provides a relaxed shopping environment with a vibrant mix of big brand names, independent stores, cafés and restaurants.

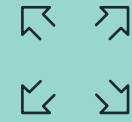
The centre has 4 different entrances from the surrounding streets ensuring easy and convenient access. It also has a multi-storey car park with 470 spaces.



The centre opened in 1988 and has undergone significant upgrades to maintain its appeal



5.5m
annual footfall



150,000 sq ft
prime retail
space



470
car parking
spaces



over
50
units of
varying sizes



2
floors and
4 entrances



7
cafés and
restaurants

Location +

connectivity



Car:

Leamington is ideally situated only 5 minutes from junctions 13 and 14 of the M40, and 20 minutes to the M42.



Rail:

- > **Coventry** – 11 mins
- > **Birmingham International** – 21 mins
- > **Birmingham** – 25 mins
- > **London Marylebone** – 1 hour, 15 mins



Parking:

The town centre provides over 1,700 space, including 470 at Royal Priors.



Bus:

Regular bus services, with bus stops outside Royal Priors.



- > Leamington is the commercial centre of the area of c. 110,000 people which encompasses Leamington Spa, Warwick and the surrounding suburbs.
- > It lies around 18 miles south-east of Birmingham and 95 miles northwest of London. It's just 5 minutes from the M40 by car, and 1 hour 15 mins to London by train.

ROYAL PRIORS SHOPPING CENTRE

Royal Leamington Spa




5.5m
annual footfall



NEW
LOOK

PANDORA

SPORTS
DIRECT

SØSTRENE GRENE

Entertainer
TheToyShop.com

HOBBS
LONDON

Waterstones

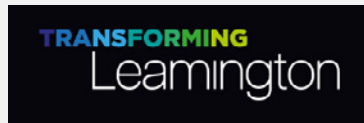
THE
PERFUME
SHOP

The right opportunity

- > An affluent catchment in a highly entrepreneurial location
- > The working age population is projected to grow in South Warwickshire at more than twice the rate of England by 2030
- > The area is a top ten regional centre of wealth and tourism in the UK, outside London

£10m Future High Streets fund

The Leamington Transformation Board is a long-term initiative harnessing the Future High Streets fund to secure the ongoing economic success of the town. Key projects include the Town Hall, Spencer Yard, Former Stoneleigh Arms, and Sorting Office.



6,500 new homes

built in the district over the last 10 years, with up to 10,000 more planned to 2029.



15m tourists 2022

Warwick Castle is a major tourist attraction in the area which contributed, along with other historic sites, to more than 15m visits to the county in 2022.

‘Silicon Spa’

The home of the UK’s Video Games Industry, the tech cluster employs over 2,000 highly skilled people in companies such as Codemasters (now part of EA), equating to over 10% of the UK total in games development.



28,000 students

at UK top 10 university, with many off-campus students living in Leamington. Warwickshire College has a Leamington campus with around 1,200 students.

Major employers

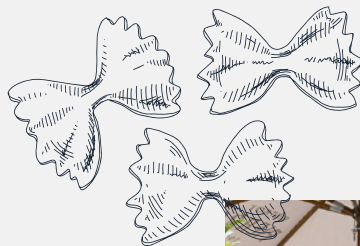
The region is world-class for advanced manufacturing and engineering. Jaguar Land Rover, Aston Martin Lagonda, and Lotus Engineering all have a major presence in South Warwickshire.



Relax & Refresh



The Royal Priors restaurant scene is vibrant and diverse, with options to suit every palate and budget. Whether it's a quick bite on the go, or a leisurely lunch with friends, there are plenty of delicious choices at the centre.



COSTA
COFFEE

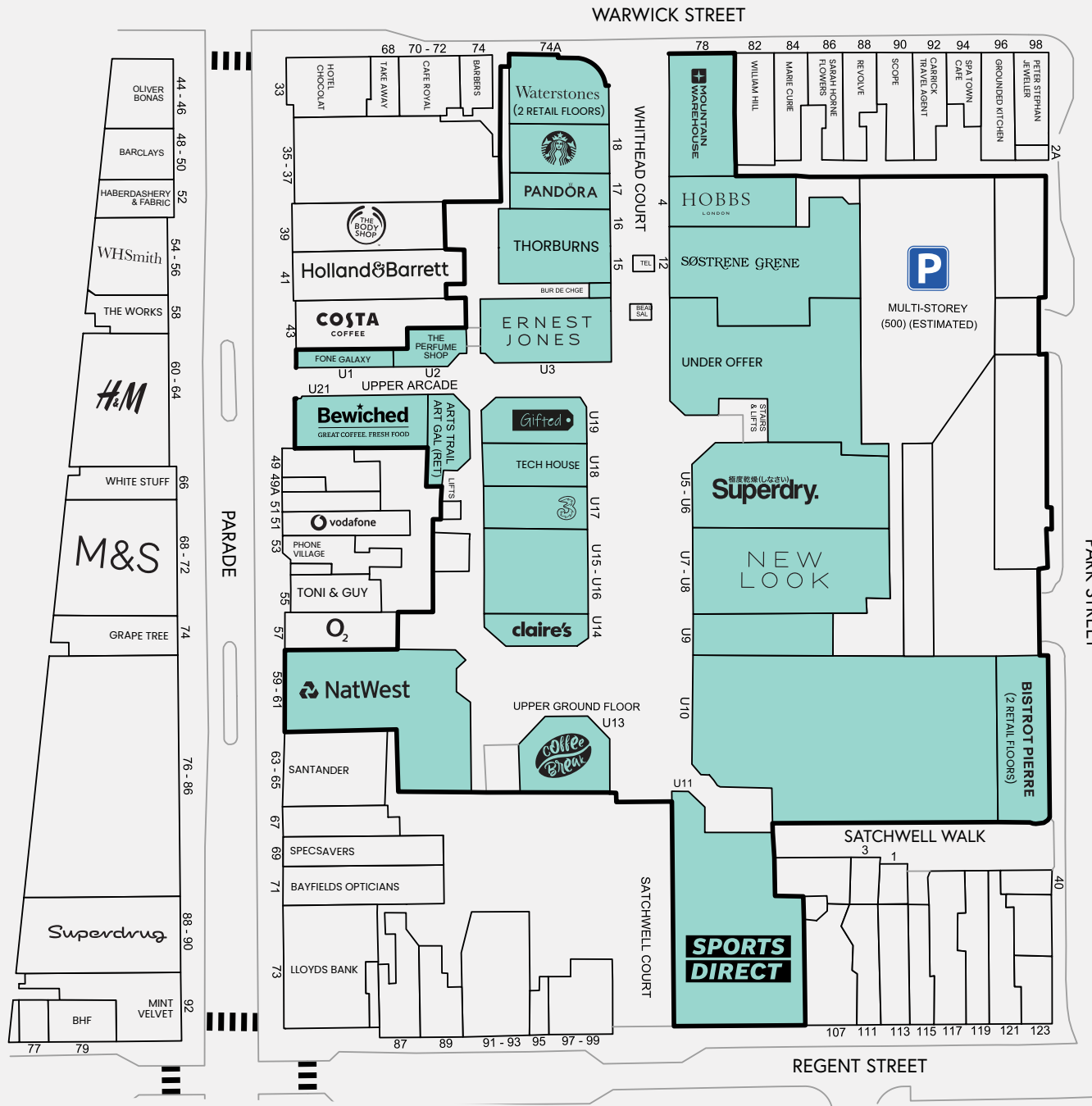


Leamington Spa

Carluccio's

BISTROT PIERRE

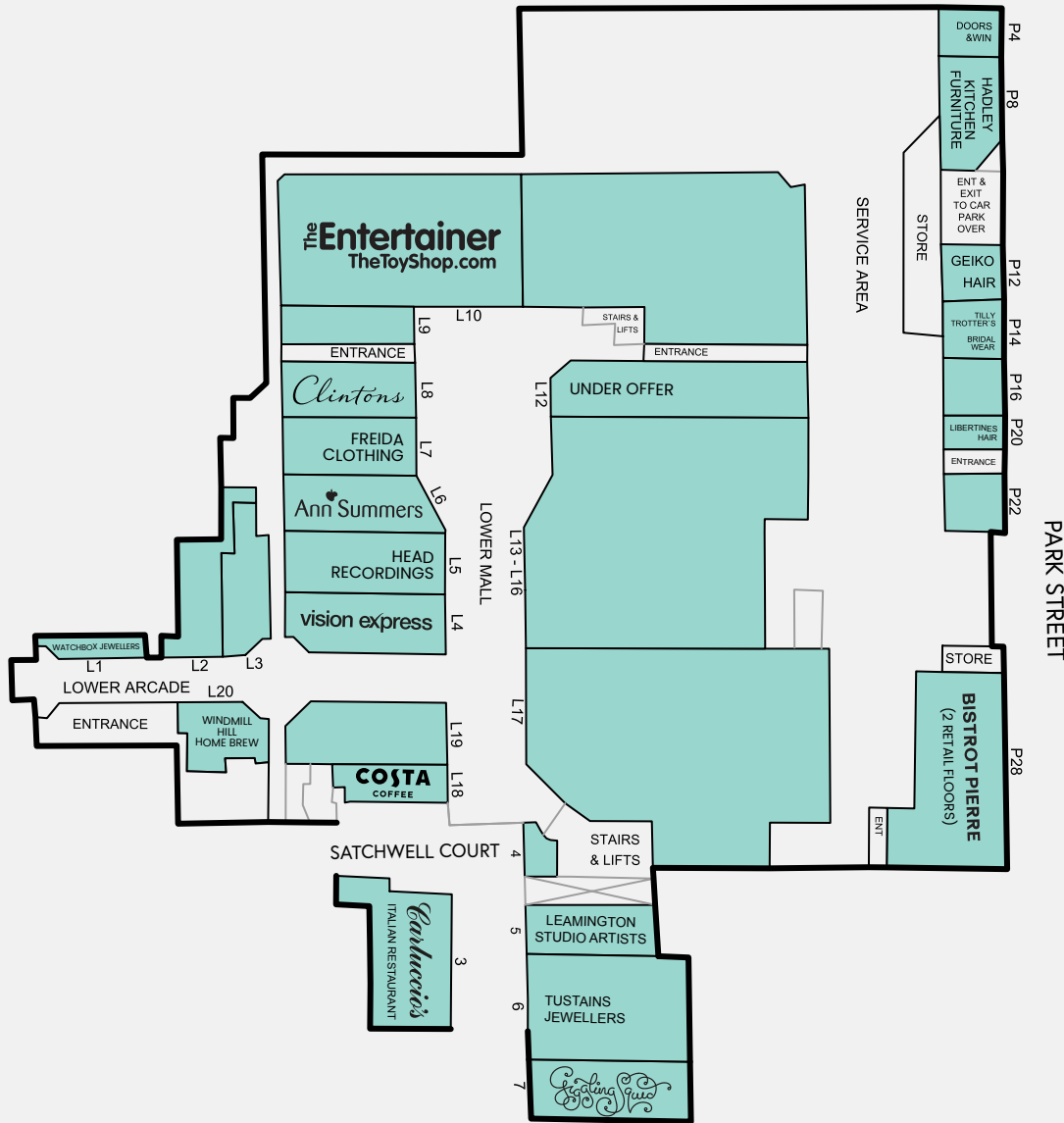
Upper Mall



Available now

4 Upper Mall	Under Offer 5,066 sq ft
9 Upper Mall	1,551 sq ft
10 Upper Mall	15,851 sq ft
15-16 Upper Mall	2,513 sq ft

Lower Mall



Available now

2 Lower Mall	1,086 sq ft
3 Lower Mall	938 sq ft
9 Lower Mall	808 sq ft
11 Lower Mall	3,426 sq ft
13-16 Lower Mall	9,345 sq ft
17 Lower Mall	10,573 sq ft
19 Lower Mall	1,664 sq ft
4 Satchwell Court	235 sq ft

For more info:



Nick Symons
07977 998 825
nicksymons@fmx.co.uk

Henry Foreman
07469 155 716
henryforeman@fmx.co.uk

Harry Mitchell
07428 059 987
harrymitchell@fmx.co.uk



Bill Wareing
07715 001 018
bill.wareing@wareingandcompany.co.uk

Sources: Working Together to Scale up South Warwickshire, Dec 2023, Warwick District Council & Stratford on Avon District Council; BID Leamington; Transforming Leamington; Local Plan 2017 - 2029, Warwick District Council.

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