

SHOP TO LET

Unit 7, No.44 St Andrews Square
Droitwich Spa, Worcestershire
WR9 8HE



Location

Droitwich Spa is an historic spa town in the Wychavon district in northern Worcestershire with a population of 25,000. It is located approximately 22 miles south-west of Birmingham and 7 miles north-east of Worcester. St Andrews Shopping Centre is the prime retailing location in the heart of town. The scheme is anchored by a 30,000 sq ft Morrisons supermarket and benefits from a 400 space car park. Brand new occupiers to the centre include **Iceland, Pure Gym, Banking Hub** among a number of a major national retailers including **Muffin Break, Savers, Specsavers, Boots, Peacocks, Holland & Barrett** and **The Works**. In addition to an array of quality independent and regional businesses including **Quality Crusts** and **Humphries Shoes**.

Accommodation

The premises comprises of the following approximate floor area.

Unit 7, No.44	Sq M	Sq Ft
Ground Floor	133.96	1,442
First Floor	41.34	445
Basement	119.00	1,281

Tenure

The accommodation is available by way of new effectively fully repairing and insuring lease on terms to be agreed.

Business Rates

RV £23,750 (2026)

Qualifying businesses may benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Rent

£22,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£7,521 + VAT**.

Insurance

There is an annual insurance charge of **£1,532 + VAT**.

Legal Costs

Each party will be responsible for covering their own legal costs.

EPC

C 54. A copy of the EPC is available upon request.

Viewings

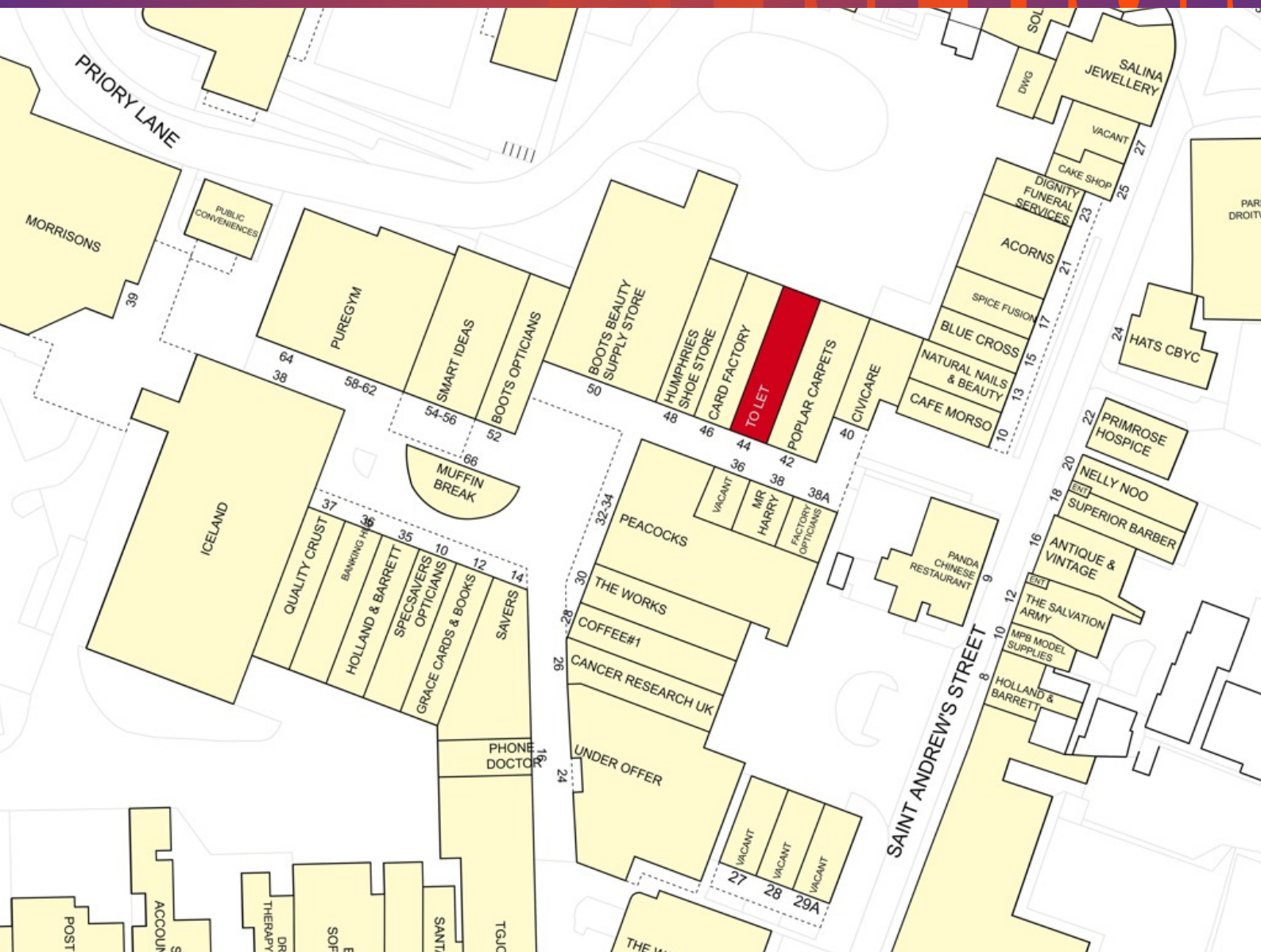
Strictly by appointment with the Sole Retained Agents Creative Retail on 0121 400 0407.

0121 400 0407
creative-retail.co.uk

Creative Retail

SHOP TO LET

Unit 7, No.44 St Andrews Square
Droitwich Spa, Worcestershire
WR9 8HE



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail