

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 £17,000 (2023)

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

