

# SHOP TO LET

Unit 31, No. 16 St Andrews Square  
Droitwich Spa  
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. Droitwich Spa railway station is a short walk (0.4 miles) offering direct services to Birmingham, Worcester and Hereford. By road the town served by the M5 (Junctions 5 and 6), A38, and has regular bus services to neighbouring towns.

## DESCRIPTION

St Andrews comprises of 38 retail units and 2 stores. Brand new occupiers to the centre include **Pure Gym** and **Cake Shop** among a number of a major national retailers including **Muffin Break, Savers, Specsavers, Boots, Peacocks, Holland & Barrett, Poundland**, and **The Works**. In addition to an array of quality independent and regional businesses including **Quality Crusts** and **Humphries Shoes**.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Ground Floor:</b>	<b>70.26 m<sup>2</sup></b>	<b>756 sq ft</b>
<b>First Floor:</b>	<b>39.59 m<sup>2</sup></b>	<b>426 sq ft</b>

## TENURE

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

**£15,000 + VAT** per annum exclusive.

## SERVICE CHARGE

There is an annual variable service charge of **£3,299 + VAT**.

## INSURANCE

There is an annual insurance contribution of **£1,018 + VAT**.

## RATEABLE VALUE

**RV: £13,750** (2023)

Qualifying businesses may benefit from up to 40% rates relief through the retail, hospitality and leisure relief scheme from 01<sup>st</sup> April 2025. All interested parties should verify the above with the Local Authority.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

## SUBJECT TO CONTRACT

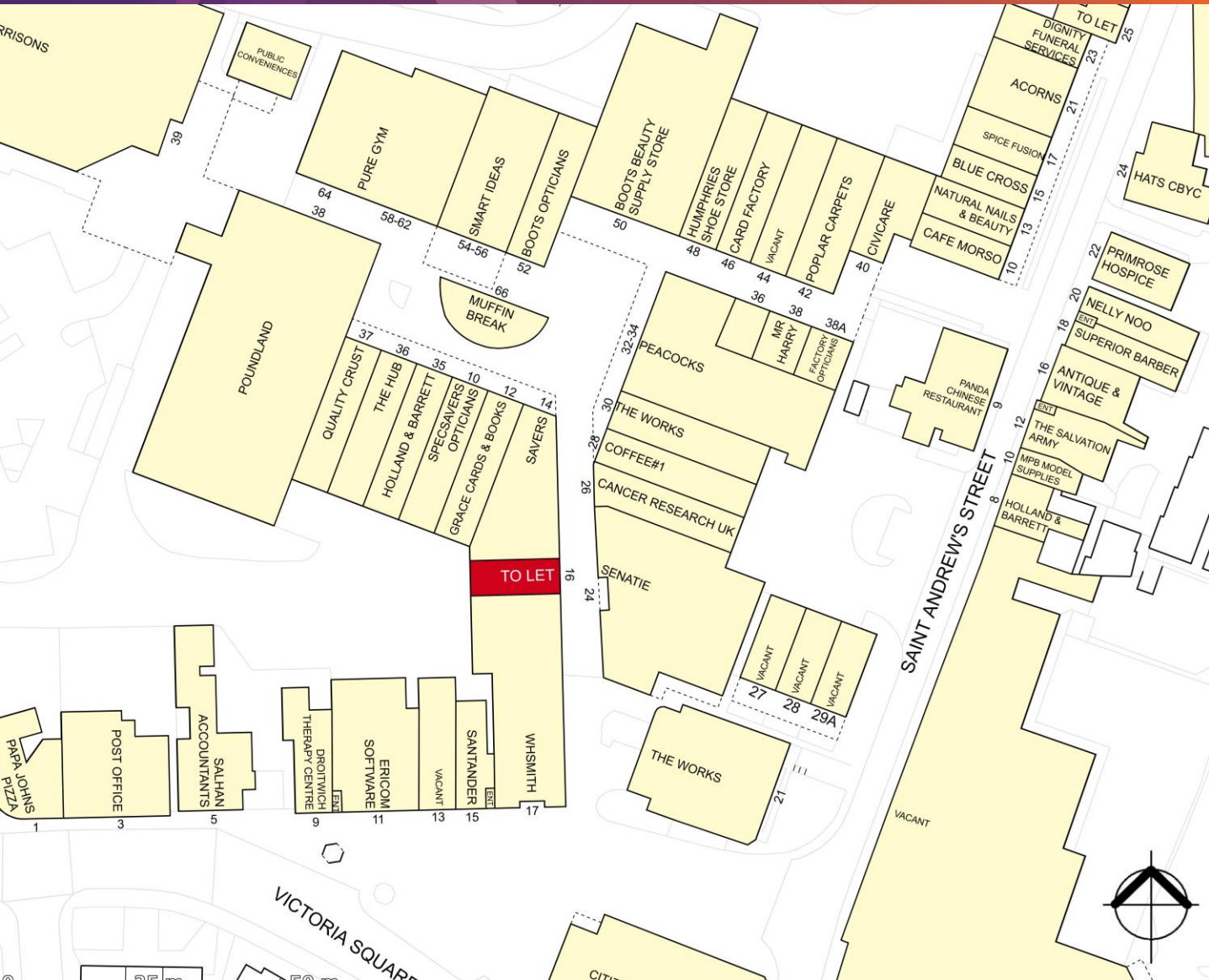
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

0121 400 0407

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For more information, please contact:

Guy Sankey

Tel: 07415 408196

Email: [guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)

Ed Purcell

Tel: 07793 808974

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

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