

SHOP TO LET

Unit 7, No. 44 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:

Ground Floor:	134.00 m²	1,442 sq ft
First Floor:	41.30 m²	445 sq ft
Basement:	119.00 m²	1,281 sq ft

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

£20,000 + VAT per annum exclusive.

SERVICE CHARGE

There is an annual variable service charge of **£7,751 + VAT**.

INSURANCE

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

RATEABLE VALUE

RV: £17,000 (2023)

Qualifying businesses may benefit from up to 40% rates relief through the retail, hospitality and leisure relief scheme from 01st 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

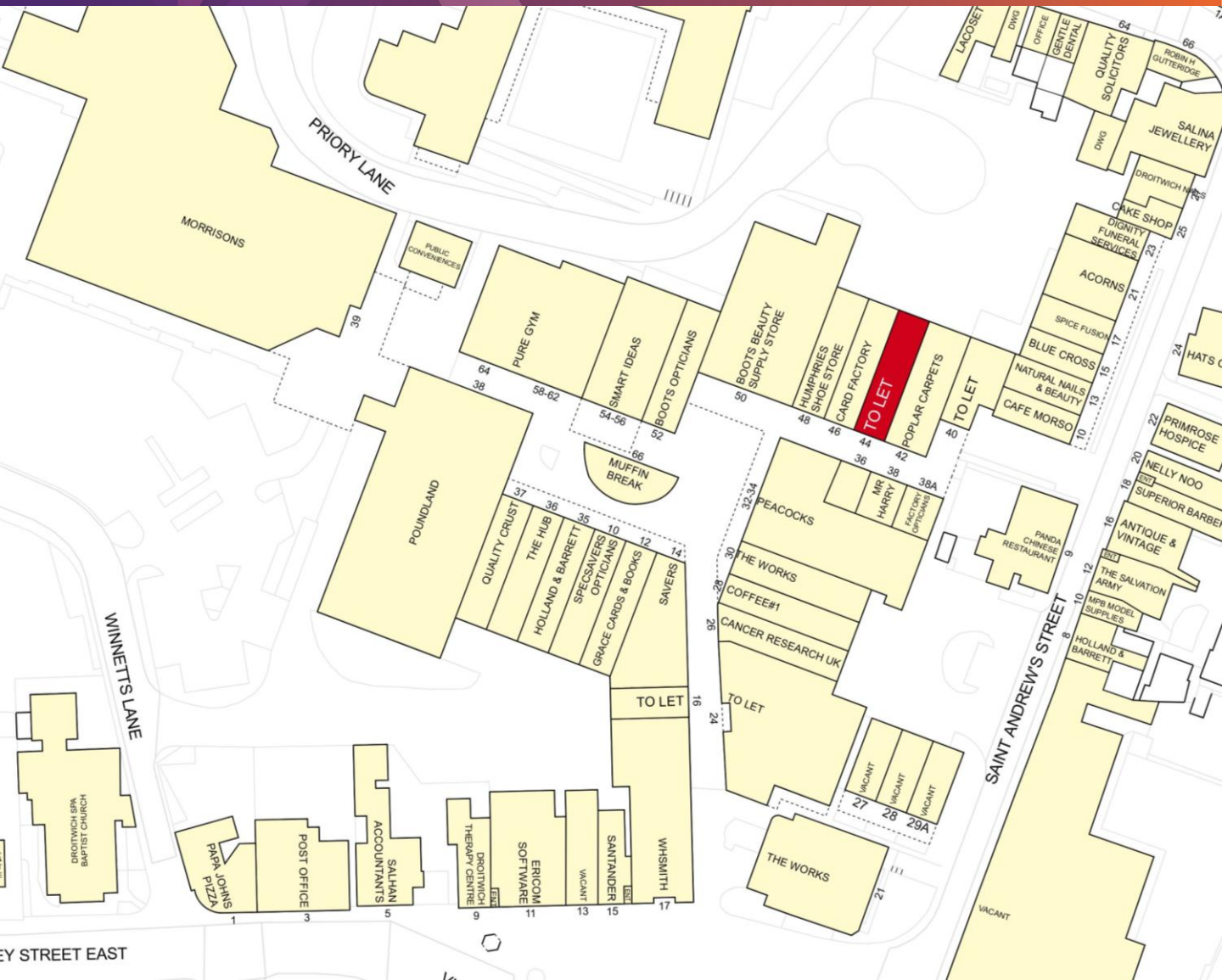

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

SHOP TO LET

Unit 7, No. 44 St Andrews Square
Droitwich Spa
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 any 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
Tel: 07415 408196

Ed Purcell
Tel: 07793 808974

Email: guy@creative-retail.co.uk

Email: ed@creative-retail.co.uk

0121 400 0407

www.creative-retail.co.uk