

WORCESTER

23 - 26 Friary Walk, Crowngate Shopping Centre

PRIME SHOP TO LET



LOCATION

Crowngate Shopping Centre is located in the heart of Worcester City Centre and offers over 60 shops and restaurants. Worcester benefits from an affluent catchment, above average spend and a residential catchment of almost 750,000 people.

The centre is anchored by **Debenhams** and **House of Fraser**, as well as an impressive retailer lineup that includes **Primark**, **Boots** and **The Body Shop**. Several new fashion and family orientated retailers have joined the scheme including **Oasis**, **Smiggle**, **JoJo Maman Bebe**, **Bill's**, **Gourmet Burger Kitchen** and **Phase Eight**.

The subject property occupies a prominent position in **Friary Walk**, close to the **750-space car park** and **Worcester's Bus Station**. Nearby retailers include, **New Look**, **Superdrug**, **Mothercare** and **Vision Express**.

ACCOMMODATION

The premises are arranged over ground, basement and first floors, with the following approximate floor areas: -

Ground Floor	6,307 sq ft	585sq m
Basement Floor	5,347 sq ft	496sq m
First Floor	1,233 sq ft	114sq m

NOTE: Potential to split- details on request

LEASE TERM

The unit would be available by way of a new lease for a term of 10 years, subject to 5 yearly upward only rent reviews.

RENTAL

£100,000 per annum, exclusive of VAT, service charge and insurance

SERVICE CHARGE

The current service charge is approximately £58,737 per annum, exclusive of VAT for year ending 31st March 2019.

RATING

The property is assessed for rates as follows:

Rateable Value 2017	£80,500
UBR 2019/20	50.4p
Rates Payable	£40,572 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA 0845 602 1507.

EPC- Available on request

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with either of the joint agents.

MMX Retail

Simon Colley	020 3130 4658 simoncolley@mmxretail.co.uk
Nick Symons	020 3130 4654 nicksymons@mmxretail.co.uk

Alternatively contact our joint agents:

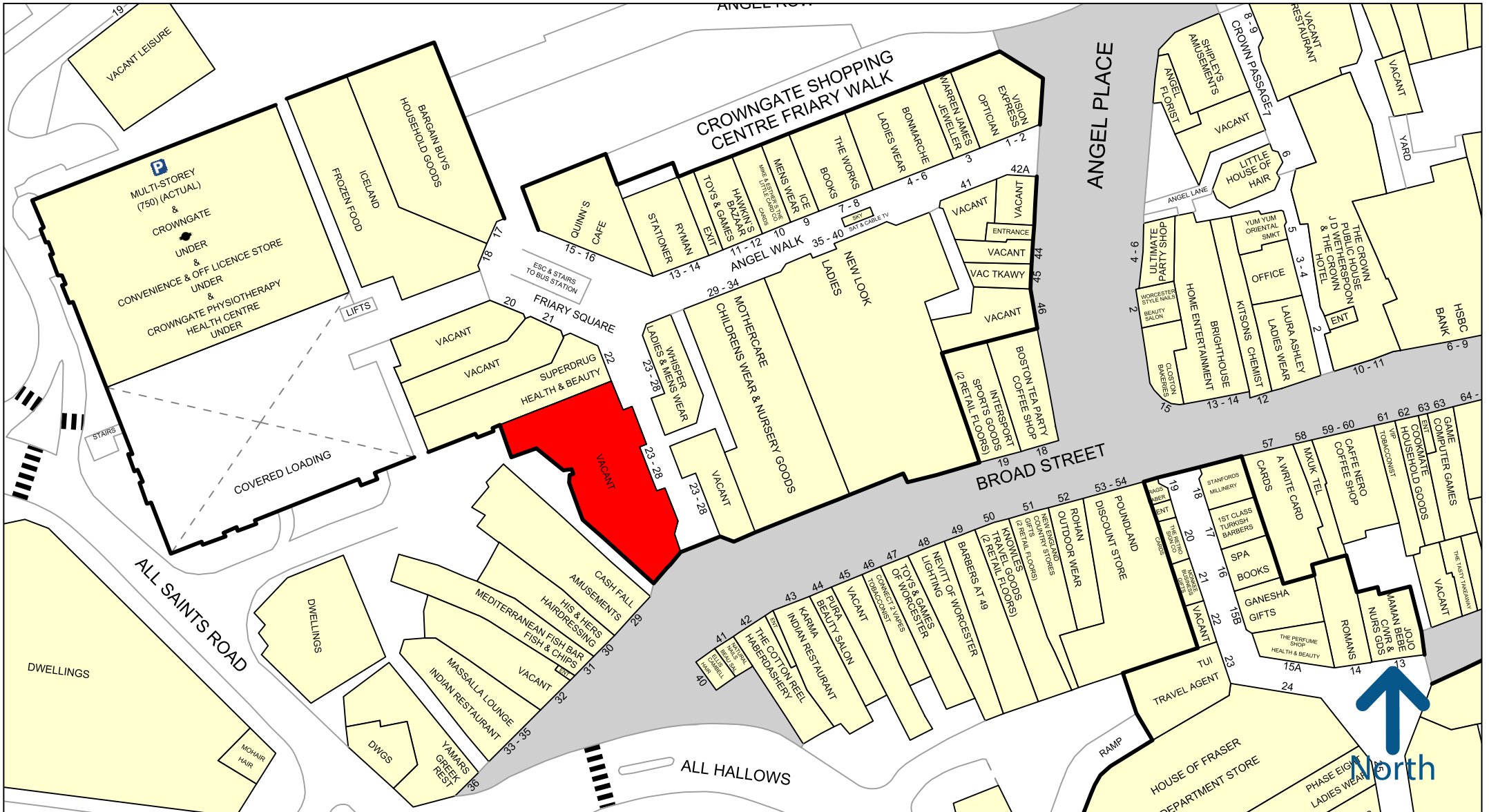
Savills (Bristol)

Peter Clayton/ Alex Kalebic/ Nicola Pring
0117 910 2200

Dated: October 2019

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50 metres

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