

WORCESTER 20 - 21 Friary Walk, Crowngate Shopping Centre PRIME SHOP TO LET



LOCATION

Crowngate Shopping Centre is located in the heart of Worcester City Centre and benefits from 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**, **The Body Shop** and **Superdrug**. Several new fashion and family orientated retailers have recently 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 on ground floor only, with the following approximate floor areas: -

Ground Floor	1,590 sq ft	147.7 sq m
Ground Floor Ancillary	245 sq ft	28.8 sq m

Note: Potential to split- more details available 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

Rent available on request.

SERVICE CHARGE

The current service charge rate is approximately £14,501 per annum, exclusive of VAT for year ending 31st March 2020.

RATING

The property is assessed for rates as follows:

Rateable Value 2017	£47,750
UBR 2019/20	49.1p
Rates Payable	£23,322 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

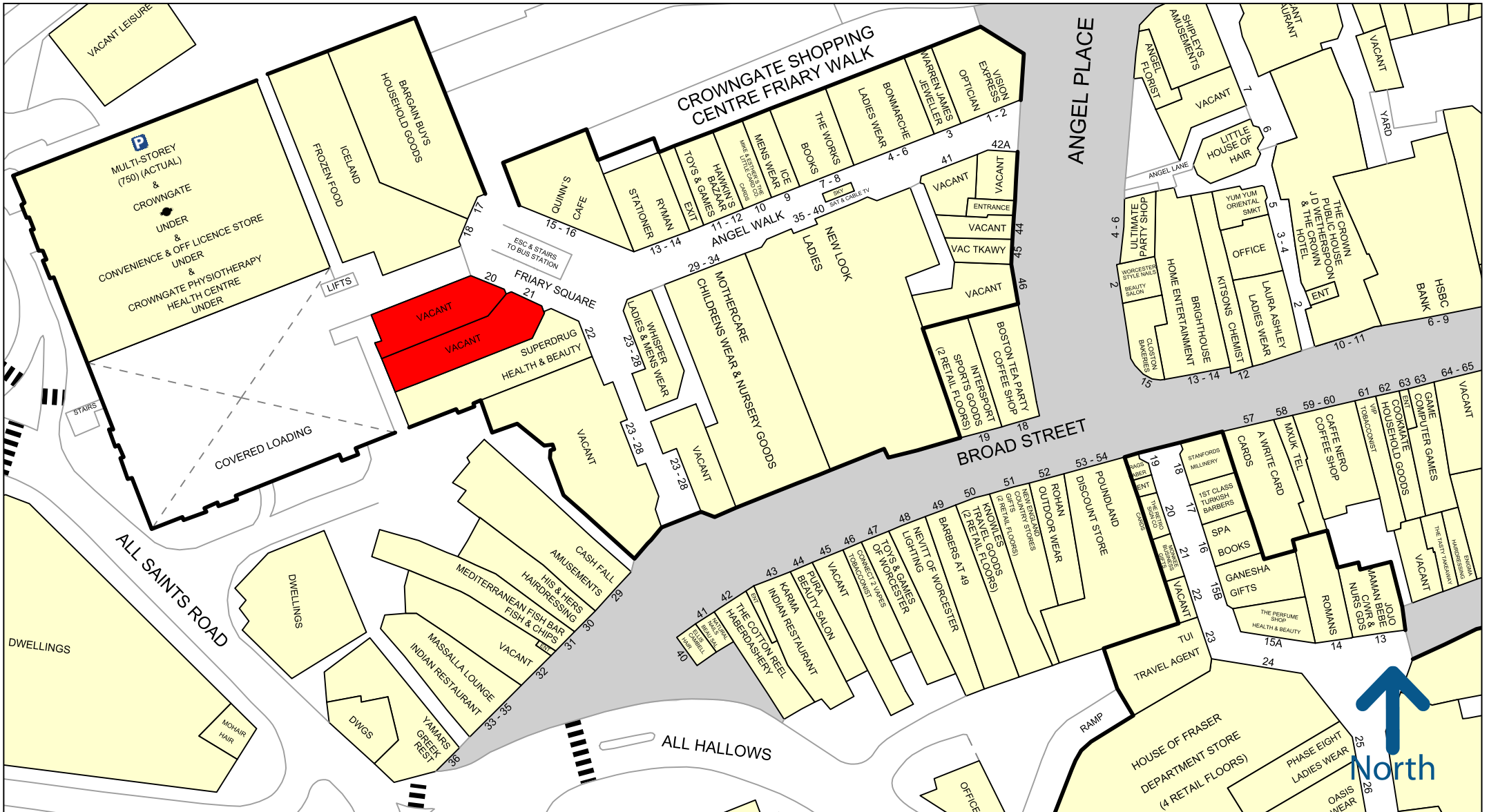
Alternatively contact our joint agents:

Savills (Bristol)

Peter Clayton/ Alex Kalebic/ Nicola Pring

0117 910 2200

Dated: October 2019



50 metres

Experian Goad Plan Created: 03/09/2019
Created By: MMX Retail



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011