

WORCESTER

22 Chapel Walk, Crowngate Shopping Centre



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 **Primark** as well as an impressive retailer lineup that includes **Boots**, **JoJo Maman Bebe**, **The Perfume Shop**, **Phase Eight** and **Oasis**.

The subject property occupies a prominent position on Unicorn Walk within Chapel Walk close to the entrance from Broad Street.

The unit is surrounded by Worcester's leading independent retailers and also benefits from being close to **House of Fraser**, **Debenhams**, **JoJo Maman Bebe** and **Boots**.

ACCOMMODATION

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

Ground Floor	314 sq ft	29.17 sq m
First Floor	72 sq ft	6.69 sq m

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

£15,000 per annum exclusive.

SERVICE CHARGE

The current service charge rate is approximately £2,735.19 per annum, exclusive of VAT for year ending 2018/2019.

RATING

The property is assessed for rates as follows:

Rateable Value (2018)	£20,500
UBR 2018/19	49.3p
Est Rates Payable (2018)	£11,000 pa

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

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

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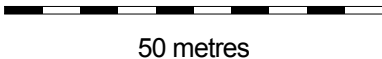
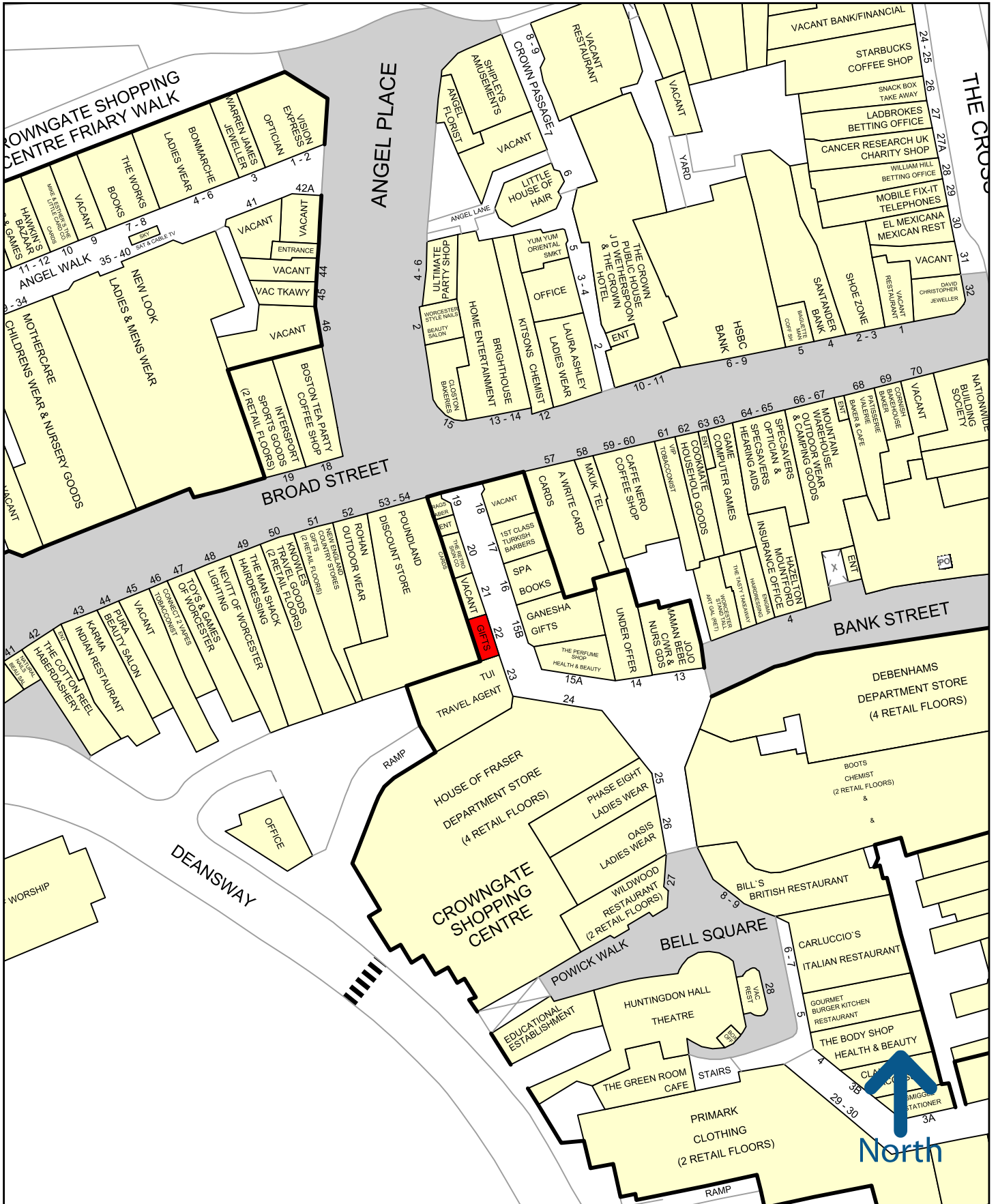
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Alternatively contact our joint agents:

Savills (Bristol)

Peter Clayton/ Alex Kalebic/ Nicola Pring
0117 910 2200

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Experian Goad Plan Created: 03/01/2019
Created By: MMX Retail

