



12 Victoria Square, Droitwich Spa, Worcestershire. WR9 8DS

**G HERBERT
BANKS**

EST. 1898

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Worcestershire. WR9 8DS

VERSATILE SHOP TO LET

- Retail and professional use
- Town Centre with on street parking
- Busy parade overlooking thoroughfare
- Available for immediate occupation

Kidderminster 9.6 * Bewdley 11 * Worcester 5
Bromsgrove 7.1 * Birmingham 22
Approximate Distance in Miles

Situation

The location benefits from good visibility and accessibility, serving both the local residential population and visitors to the Town.

The Town enjoys excellent transport links via the M5 motorway (Junctions 5 and 6), providing convenient access to the wider Midlands motorway network.

It benefits from passing pedestrian and vehicular traffic, being surrounded by a mix of independent retailers, service providers, residential neighbourhoods and established commercial occupiers. The Droitwich Spa Hospital is immediately behind the unit, the railway station is located nearby, offering regular services to Worcester and Birmingham.

The Town continues to attract both local and regional businesses, making it an established and desirable trading location.

Description

The property has an open-fronted shop window with a recessed main entrance door providing access into the principal retail/office area. Internally, offering a flexible open-plan layout suitable for a variety of commercial uses, subject to planning and Landlord approval.

To the rear, is a secondary lobby area providing useful storage, leading to a WC facility. In addition, across the covered communal walkway to rear, there is an enclosed store, offering valuable supplementary space for stock or operational requirements.

Accommodation

699 ft² (65m²) (Gross Internal Floor Area).

GENERAL INFORMATION

Tenure

The premises are available to let for a minimum term of 3 years on full repairing and insuring terms.

Guide Rental

12 Victoria Square is available to let at £15000 per annum.

VAT

We are informed by the Landlord that the premises are not subject to VAT.

Energy Performance

Energy performance rating of D.

Rating Assessment

From 1 April 2026 the premises have a rateable value of £14,000.

References

The successful applicant will need to provide satisfactory reference and/or accounts as appropriate.

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

Services

We understand the property to have electricity, water and drainage are available to the unit

Local Authority

Wychavon District Council
Council Tel: 01386 565000

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

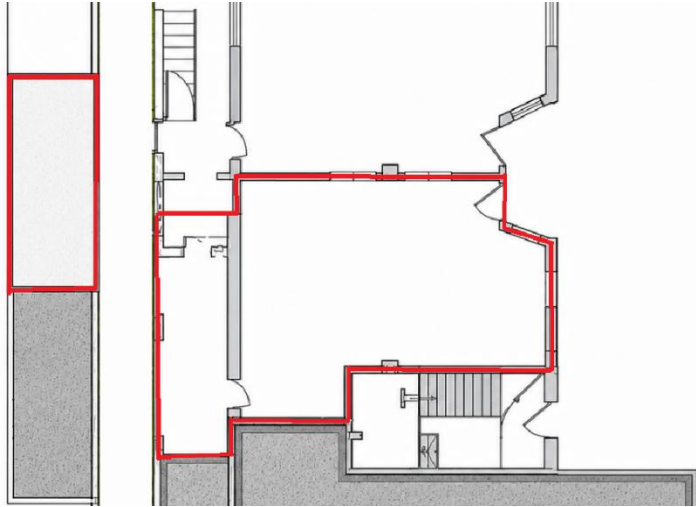
Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968. **Contact:**

Nick Jethwa nj@gherbertbanks.co.uk
Archie Tompson at@gherbertbanks.co.uk

Directions

Proceeding into Droitwich Spa Town Centre on the A38, continue along Worcester Road following signs for the Town Centre. As you approach the main retail area, continue straight into Victoria Square where the property is prominently located. (What3Words: ///grid.belong.voice)



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