



WEAVERS WHARF

# TO LET RETAIL UNITS

Occupiers include:



M&S NEXT



GREGGS cardfactory

Kidderminster DY10 1AA



**LCP.**  
part of MCore

01384  
400123

[searchlcp.co.uk](http://searchlcp.co.uk)





# WEAVERS WHARF

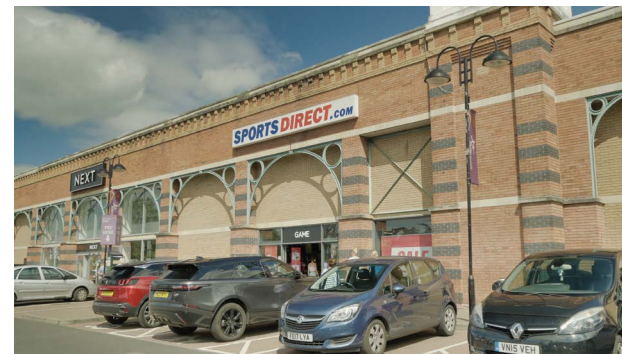
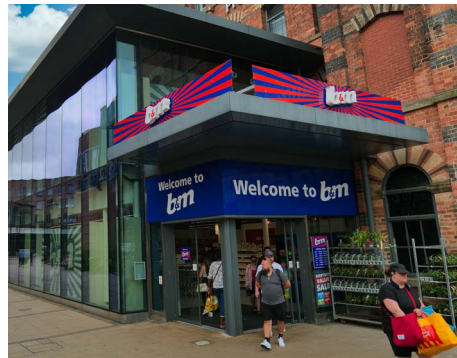
**M Weavers Wharf** is an edge of centre hybrid scheme, offering an alternative prime pitch for the town, and a pedestrian link to the high street and the adjacent Tesco Superstore. There are approximately 420 on site customer car spaces plus 546 on the adjoining Tesco's site.

Premier Inn is also on the site. This hotel is in a Grade II-listed former weaving mill.

- Heavy footfall retail park
- Positive mix of uses
- Well maintained centre
- Local bus routes nearby
- 1.2 miles from Kiddeminster train station
- Car parking to the front of the units

## Existing Occupiers

Caffè Nero, Greggs, KFC, B&M, Clintons, Savers, New Look, TK Maxx, Holland & Barrett, JD Sports, HYPR Fitness, Boots, Sports Direct, Max Spielmann, Next, Marks & Spencer, Pizza Hut, McDonald's, Costa Coffee, Card Factory, Grape Tree, TH Baker, Wackyplayland and Premier Inn.





### Available units

16 Vicar St	sq.ft	sq.m
First Floor	1,610	
Second Floor		
AVAILABLE VALUE	£6,072.63	£34,250

**UNDER OFFER**

### Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Services

All mains services are available.

### EPC

A copy of the Energy Performance Certificate is available upon request.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



# WEAVERS WHARF



**325,000 sq.ft**  
(30,193 sq.m)



**420**

Parking spaces plus 546 on the adjoining Tesco's site



**79k** Catchment Population  
within a 10 minute drive time

**460k** Catchment Population  
within a 30 minute drive time



Sat Nav

**DY10 1AA**



## Key

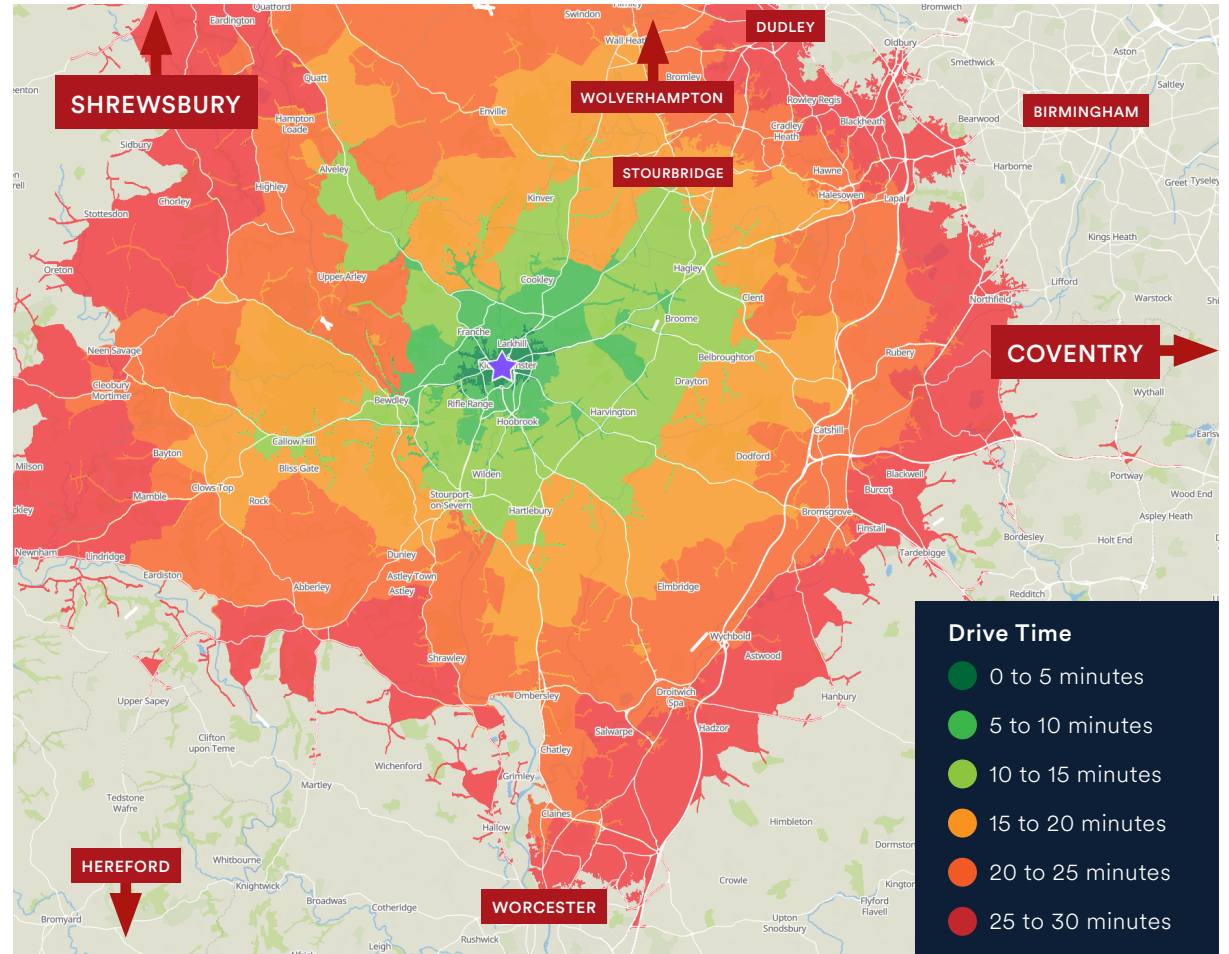
- 1 Tesco Extra
- 2 Kidderminster town centre
- 3 Crossley Retail Park
- 4 Sainsbury's
- 5 Morrisons
- 6 Bus Station

# M WEAVERS WHARF

## Location

Kidderminster is a popular market town located approximately 15 miles northwest of Worcester City Centre and 17 miles southwest of Birmingham City Centre. Supporting a population of approximately 55,000, **M Weavers Wharf** provides a strong retail and food & beverage offering.

Being centrally located, vehicular access is good in this location, with ample parking facilities for customers opposite, and easy access for delivery drivers / riders, providing access to the main ring road and residential areas beyond.



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. **SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

**Viewing:**  
Strictly via prior appointment with the appointed agents:

**LCP**  
part of M Core

**01384 400123**

[searchlcp.co.uk](http://searchlcp.co.uk)

**Simon Eatough**  
M: 07771 764148  
E: [SEatough@lcpproperties.co.uk](mailto:SEatough@lcpproperties.co.uk)

**MORGAN WILLIAMS**

**020 7493 4455**

[www.morganwilliams.co.uk](http://www.morganwilliams.co.uk)

**Dan Gazzard**  
M: 07990 575357  
E: [dan@morganwilliams.co.uk](mailto:dan@morganwilliams.co.uk)

**mre McMULLEN REAL ESTATE**

**020 3058 0200**

[www.mcmullenre.com](http://www.mcmullenre.com)

**Mark Crookes**  
M: 07831 265072  
E: [mcrookes@mcmullenre.com](mailto:mcrookes@mcmullenre.com)

\*Potential occupiers to make own enquiries to clarify accuracy of data.