

RAPLEYS

TO LET Retail Units

rapleys.com
0370 777 6292

Yew Tree Village, Woodland Way,
Pulley Lane, Droitwich Spa WR9 7FY



CONTACT

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LAST UNIT TO LET



- Prime new local centre development
- National foodstore anchor
- Private care home adjoining centre
- Last retail unit available

CGI impression of development

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Location

Yew Tree Village is part of a new residential housing development located approximately three miles to the south of Droitwich Spa.

The local centre has access via Pulley Lane from the Worcester Road (B4090) whilst Droitwich has good access to the M5 (Jct 5) with the A38.

The city of Worcester is six miles south via Droitwich Road (A38) and nearby schools in the area include Meadows, St Peters & Hadzor & Oddingley Pre-School.

Description

Yew Tree Village is part of a 70-acre new residential housing development providing 765 new homes, a local centre and a care home. National house builders Persimmon, Taylor Wimpey and Redrow have been developing new homes, which commenced in 2016.

The local centre provides retail and nursery facilities to a wider catchment of Droitwich Spa, which has a population of 24,000 all within a 10 km radius of the centre.

The scheme is being constructed by Henry Davidson Developments, an established specialist Local Centre developer (www.hddl.co.uk) providing four new retail units which will be available to lease. One of these units remain available.

The retail units available offer a uniform in line terrace adjoining a convenience food store of 4,000 sq ft to be occupied by **The Co-operative**. Shared parking for 40 vehicles is provided within the centre.

In addition to the retail units, a new day nursery extending up to circa 6,000 sq ft on two floors with dedicated demised parking sits adjacent to the convenience food store.

Details of layout for the Yew Tree Village local centre are provided in the scheme layout.

Construction is to commence mid-May 2021. Completion January 2022.



Droitwich, Yew Tree Village.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Retail unit 1	LET TO CO-OP	
Retail unit 2	92.90	1,000
Retail unit 3	LET TO QUEENS FISH & CHIPS	
Retail unit 4	LET TO CAPRINOS' PIZZA	
Retail unit 5	LET TO ALE HUB MICROPUB	
Day nursery	LET	

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

New leases are available for the final two retail units. Details on application.

Planning

Approved uses include Class A1, A2, A3, A4 and A5.

Rateable Value

Yew Tree Village is a new local centre development. Business Rates are not currently available.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).





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Energy Performance

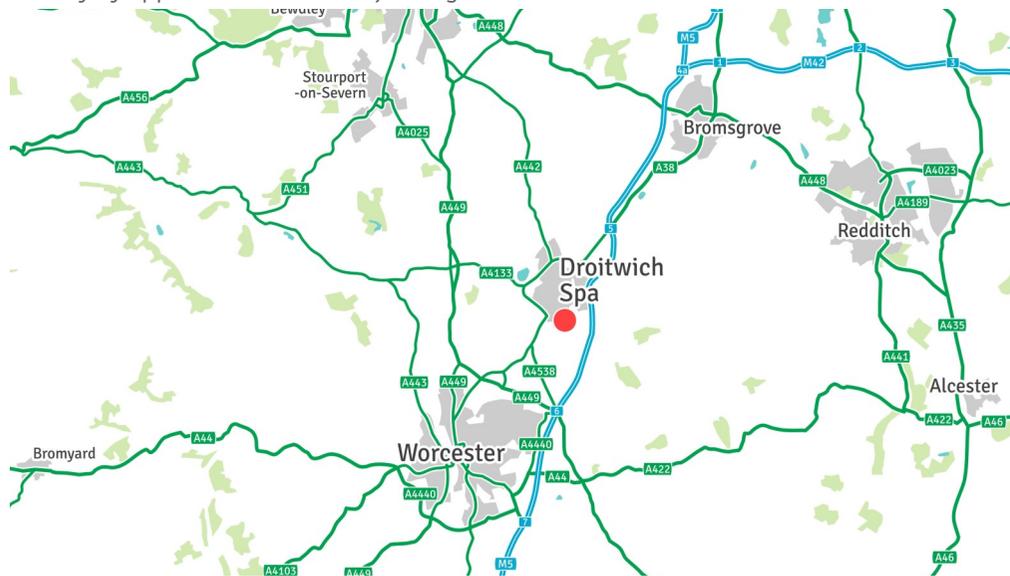
Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the joint agents.



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