

CROWN *Gate*



FRIARY WALK

Contemporary, accessible fashion at CrownGate,
in the heart of Worcester



Welcome to Friary Walk which forms part of the 280,000 sq ft CrownGate shopping centre in the heart of the vibrant and growing city of Worcester

CrownGate forms a third of the city's total retail provision and is anchored by House of Fraser, Debenhams, Primark, New Look, Peacocks and Boots. The 170,000 sq ft Friary Walk mall provides a major entry point into the city centre, sitting above Worcester's CrownGate bus station and directly linked to a 750 space pay on exit car park, with over half a million parkers per year.



Retail Statistics

- Annual footfall 5.2 million
- Residents in Worcester's Principle catchment 444.9k
- Proportion of catchment residents within key target affluent ACORN Groups is 58%
- Total non-food catchment spend has increased to £1.7bn in 2009 [from £1.6bn in 2007] / FSP estimates retail sales for the town to have increased by 5% to £206m in 2009
- Worcester ranks 6th against 31 benchmark cathedral cities, above Gloucester, York and Cambridge

(Source FSP/CBRE/CACI - September 2010)

Together with the city's excellent road and transport links, Worcester is a preferred choice for a catchment area of 2.25m local residents, a number which has increased considerably in the last two years.

Future Opportunities

With a Worcester BID now in place, CrownGate continues to be at the heart of significant new developments within the city centre with a direct bridge link from the new library/history centre into Friary Walk. Sitting directly north of Friary Walk are two key city centre developments, a £120m second campus for the University of Worcester and a £60m new Library and History Centre. Visitors to the library and learning centre are estimated at 1m each year by the city council, ensuring a strong increase in footfall to the area.





Unit	Accommodation (sq ft)			Rent (pax)	Service charge*	Payable rates*	Status
	Ground	First floor	Basement				
F9	858	-	785	£40,000	£10,471	£11,691	Immediate possession Unit fitted out
F10	876	-	788	£40,000	£10,592	£9,959	Currently let on a temp
F11/12	1,327	-	797	£55,000	£13,183	£18,186	Currently let on a temp
F28	1,749	-	Up to 1,158	£59,000	£10,225	£TBC	Immediate possession Unit fitted out
F27	1,639	-	-	£29,000	£9,544	£TBC	Immediate possession Unit fitted out
F42	770	-	-	£35,000	£11,475	£13,206	Available Sept 2011 Unit fitted out
F44	614	-	521	£25,000	£7,841	£4,763	Currently let on a temp
F45	514	830	567	£25,000	£12,220	£6,971	A3 use Immediate possession Unit fitted out
F46	1,476	-	1,223	£45,000	£18,380	£12,773	Immediate possession Unit fitted out

Contact information



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