



CROWN GATE  
WORCESTER

At the heart  
of Worcester's  
community

THE CROWN  
ESTATE



# Discover your potential in the heart of Worcester city centre



**8.4 M**  
ANNUAL FOOTFALL  
ACROSS CROWNGATE<sup>1</sup>

**54 MINS**  
DWELL TIME

**54**  
VISITS  
ANNUAL AVERAGE

Against the historical backdrop of Worcester city centre, Crowngate offers the perfect shopping environment. It brings together a vibrant mix of occupiers from international brands to local businesses to create a vibrant destination.



**300,000**  
SQ FT OF PRIME RETAIL AND  
CATERING SPACE<sup>2</sup>



Sources  
1: Sensormatic Johnson Controls 2022  
2: CACI 2022

# Together we are Worcester

Worcester offers a world of opportunity. Ever evolving, it has retained its strong appeal over the years.

A beautiful cathedral city, brimming with history and host to one of the UK's fastest-growing universities, Worcester places you in a prime retail location.

£747M

CONTRIBUTED BY TOURISM TO  
WORCESTERSHIRE'S ECONOMY IN 2021<sup>1</sup>

548K

RESIDENTS IN WORCESTER<sup>2</sup>

£3.4M

TRIPS ARE MADE TO WORCESTER  
BY TOURISTS EACH YEAR<sup>3</sup>

Sources

1: Worcestershire County Council

2: Worcester City Council

3: CACI 2022

# Perfectly Positioned

On the banks of the River Severn, Worcester is famed for its 11th century cathedral, infamous Worcestershire sauce and its architecture with the skyline a blend of contemporary and Tudor rooftops.

With so much to see and do, Worcester attracts both locals and tourists for days out.



CROWNGATE



LOCAL ATTRACTIONS



PARKING



BUS STATION





## Well Connected

Boasting a central location in the heart of England, Worcester is easily connected to all major cities in the UK, due to its close proximity to the M5.

What's more, it's easily accessible to its large rural catchment area - from the M50, M42, M40 and major A roads.

# 40+

BUS ROUTES CONNECT  
WORCESTER TO THE  
REST OF THE COUNTY.  
CROWNGATE HAS A BUS  
STATION ON SITE<sup>1</sup>

# 2HRS

FROM LONDON TO  
WORCESTER BY RAIL<sup>2</sup>



# 750

SPACE CAR PARK<sup>3</sup>

Sources  
1: Bustimes.org  
2: National Rail  
3: CACI 2022

# Shop

Crowngate offers something for everyone, where you'll find popular fashion favourites, combined with a much loved collection of independents in our beautiful boutique arcade, Unicorn Walk.

HOUSE OF FRASER

PRIMARK

Smiggle®

THE BODY SHOP

*Phase Eight*

*Boots*



JoJo Maman Bébé

vision express

**TOYTOWN**

Iceland

Superdrug<sup>☆</sup>

NEW LOOK

# From high street brands



To much loved  
independents

# Dine



Set in a tranquil setting, Chapel Walk is the food and beverage hub of Crowngate. Increasing dwell time through its range of cafés and restaurants, the overall offer includes Boston Tea Party, Anatolian Palace, Coffee Dough and Bill's.

  
ANATOLIAN PALACE

**Bill's**

**COFFEE  
DOUGH**

**HASH**

**WILDWOOD**  
PIZZA PASTA GRILL



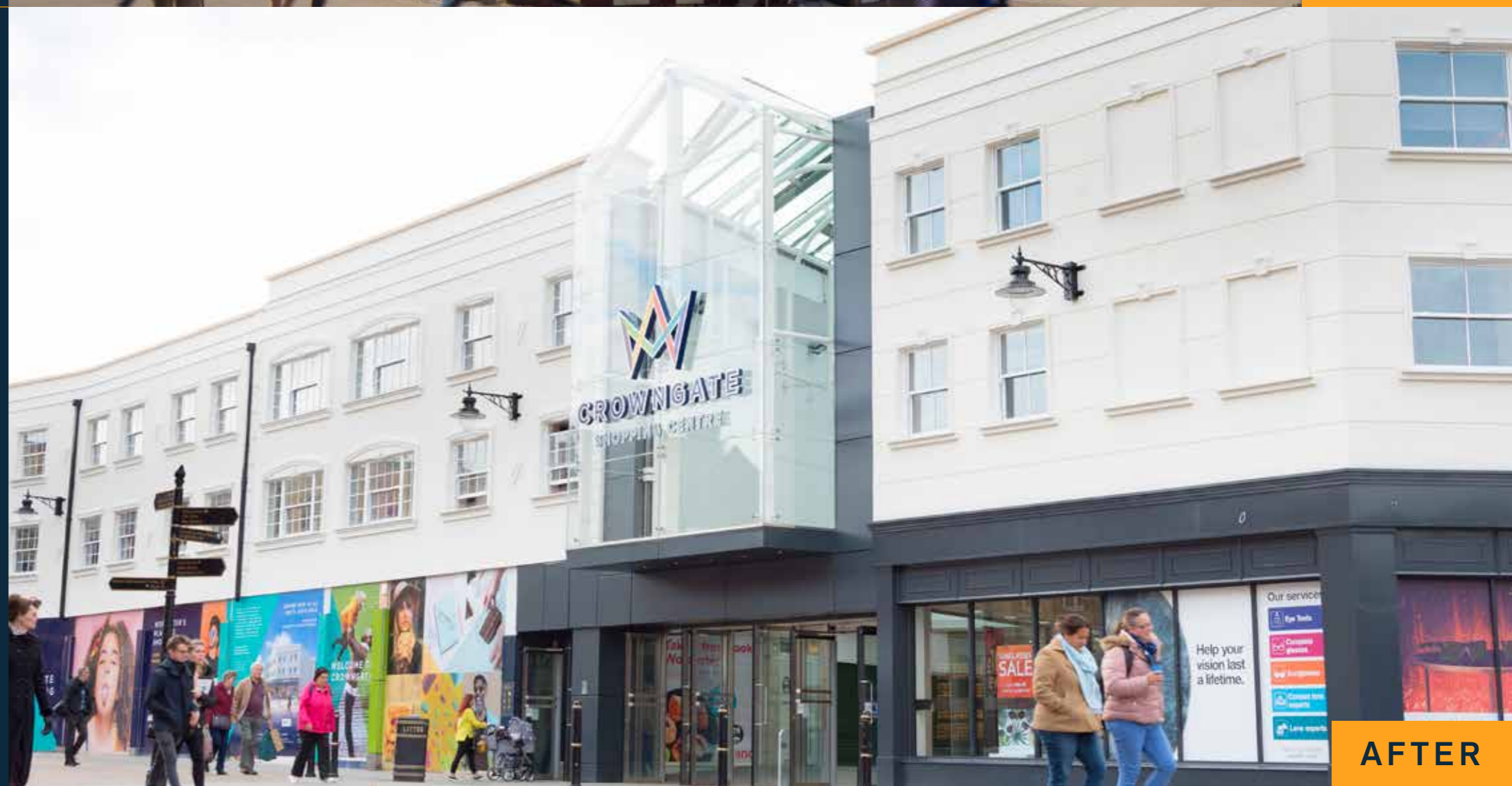
# Our investment in Worcester

## A revitalised Angel Place

As a key entrance to Friary Walk, Angel Place has been enhanced and revitalised with a £1.5 million investment. The units on offer will help attract a more vibrant mix of businesses, retailers and restaurants to Friary Walk whilst the public realm creates a striking gateway to the historic city centre.



BEFORE



AFTER

# Meet our Shoppers



The centre experience is rated 4.4/5 by visitors

**72%**  
OF VISITS RESULT IN A RETAIL PURCHASE VS THE NATIONAL BENCHMARK OF 62%

**31%**  
MORE AFFLUENT ACHIEVERS VS THE UK AVERAGE OF 22%

**22%**  
OF HOUSEHOLDS FALL INTO THE TOP THREE ACORN PROFILES

# Join the line up

For more information about  
CrownGate, please contact the team.



---

## MICHAEL BELL

T: +44 (0)207 851 5374

E: michael.bell@thecrownestate.co.uk



---

## NICK SYMONS

M: +44 (0)7977 998825

E: nicksymons@fmx.co.uk

## FILIPPA MUDD

M: +44 (0)7917 034807

E: filippamudd@fmx.co.uk

Misrepresentation Notice: Savills and MMX Retail for themselves and for the vendors/lessors of the property whose agents they are, give notice that:- 1) the particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute, nor constitute part of, an offer or contract; 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/ lessee should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) no person in the employment of Savills and MMX Retail has any authority to make or give any representations or warranty whatsoever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Savills and MMX Retail nor any contract on behalf of the vendors/lessors; 4) no responsibility can be accepted for any expenses incurred by the intending purchasers/lessees in inspecting properties which have been sold/let or withdrawn; 5) descriptions of the property are subjective and are given in good faith as an opinion and not statement of fact; 6) plans and imagery may be digitally enhanced and are published for convenience of identification only; their accuracy cannot be guaranteed and they do not form part of any contract. April 2023.

