



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OPEN STORAGE / YARD

**Approximately
0.17 ACRES**



**WORCESTER ROAD, EVESHAM,
WORCESTERSHIRE, WR11 4RA**



- ◆ Secure open storage yard.
- ◆ Two vehicular accesses.
- ◆ Electricity and water on site.
- ◆ Concrete surface throughout.
- ◆ Prominent position on the Worcester Road, Evesham.

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LOCATION

Evesham is a well established historic market town in Worcestershire located in the vale of Evesham near the edge of the Cotswolds. It sits at the junction of the A46 and A44 trunk road, providing strong regional connectivity making it an attractive location for commercial, retail and leisure uses.

This open storage yard, sits on a prominent position on the Worcester Road, neighbouring Tesco Superstore and sitting opposite B&M and other national retailers positioned on Evesham Shopping Park.

Evesham Railway Station is a short walk away and sits on the regular Cotswold Line offering regular rail services, which support both commuter and long distance travel. The line connects Hereford to London Paddington, passing through Worcester, Oxford and Reading.

DESCRIPTION

The premises comprises a regular shaped open storage yard, extending to approximately 0.17 acres. The site is rectangular in configuration and benefits from a fully concreted surface making it suitable for a variety of storage uses. The premises has the advantage of two separate vehicle access points allowing for efficient ingress and egress, it occupies a prominent position on the Worcester Road, providing strong visibility and ease of access to the local wider road network .

ACCOMMODATION

Approximately 0.17 acres

TENURE

By way of a new lease terms to be agreed with the Landlord.

RENT

The asking rent is £25,000 pa.

SERVICES

We understand that mains water and electricity are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Wychavon Council on 01386 565565.

RATES

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

WEBSITE

Photography and further information is available at bulleys.co.uk/worcesterroadyard

VIEWING

Strictly by prior appointment with the sole letting agent Bulleys at their Worcester office on 01905 633333.

Details prepared 06/26