



High Street, Evesham, WR11 4HJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£36,000 Per
Annum

- Prime Pitch
- Open Plan Sales Area
- Suitable for Alternative Uses
- Rateable Value £37,500
- Town Centre Location
- Modern Shop Interior
- 407.39 m2 (4,385 Sq. Ft)
- Energy Efficiency Rating D

The unit is of rectangular shape with a double frontage allowing for a 9.27m retail display. It has a suspended ceiling grid with inset lighting and air conditioning. Ample stock storage on ground and first floor.

The property has a Commercial E Class business and service use including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery usage. This unit benefits from mains electricity, water, air conditioning, security and fire alarms. Ingoing tenants will need to confirm continuity of the supply.

Location

This premises occupy a prominent and prime pitch on Evesham High Street. Nearby tenants include Edinburgh Woollen Mill, The Works & Lloyds Bank. The High Street and Bridge Street form the main shopping area of Evesham.

Evesham is a market town on the River Avon with a catchment population of 100,000. It also has an active tourist industry.

Road links: J9 of the M5 (approximately 10miles) at Tewkesbury, J6 at Worcester (15 miles) Rail links: A five-minute walk to Evesham Station with links to London (2 hours) and Worcester (30 mins)

Description

The property benefits from the following accommodation:

Ground floor retail: 264.7m² (2849ft²)
Ground floor internal storage: 109.7m² (1180ft²)
Kitchen: 10.63m² (114ft²)
WC: 7.36m² (79ft²)
First floor storage: 36.3m² (390ft²)

Services

Mains electricity, water and drainage are connected to the property.

Business Rates

Business Rates: £37,500

Qualifying businesses with a rateable value of £12,000 or below currently

get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.wychavon.gov.uk for more details.

Energy Performance Certificate

The property has an EPC Rating: D 93

Lease Terms

The length of lease will be subject to negotiation. It is anticipated the term will be in the region of 5-10 years based on a Full Repairing and Insuring Lease.

Legal costs

Each party to cover their own legal costs.

Viewing

To arrange a viewing please contact the commercial Team: 01386 765700 or email commercial@sheldonbosleyknight.co.uk.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

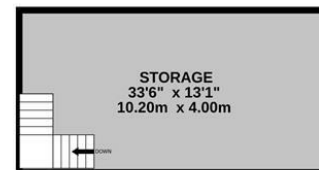
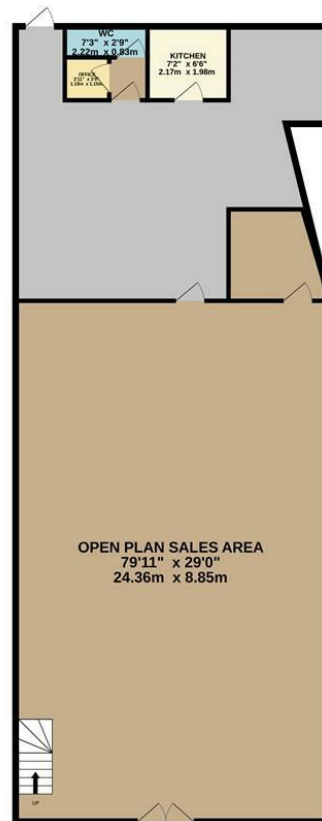
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.



Plan

GROUND FLOOR
4022 sq.ft. (373.7 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 4417 sq.ft. (410.3 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only.
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For further information please email commercial@sheldonbosleyknight.co.uk