



Bridge Street, Evesham, WR11 4SF

£12,000 P.A

- Well positioned retail frontage.
- Total NIA 143.27m2 (1,542sq ft)
- EPC: C
- Business Rates: £10,250

A prominent retail premises on Bridge Street, Evesham.

A schedule of internal works will be carried out by the owner to suit a new occupier.

Location

The Premises is located within Evesham Town Centre, adjacent to the main pedestrianized shopping street. The property benefits from a highly visible profile to passing pedestrian and vehicular traffic. Other occupiers on the street include Boots, WH Smith, Clarkes and a number of High Street banks.

Description

65 Bridge Street is a 2-storey lock-up shop. The ground floor provides large open retail space with storage and a small kitchenette to the rear. From the rear a staircase leads to the first-floor accommodation where there is one large storeroom, a smaller office and 2 WCs.

A schedule of internal works will be carried out by the owner to suit a new occupier.

Accommodation

Ground Floor 101.2m2 (1,089sqft)
First Floor 42.07m2 (453sq ft)
Total NIA 143.27m2 (1,542sq ft)

Services

It is understood that the property has mains water, mains drainage and mains electricity. Ingoing tenants are requested to make their own enquiries to ensure the continuity of the supply.

Business Rates

Rateable value 2017 listing - £10,250

EPC

Energy Performance Rating: C

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 765700 or commercial@sheldonbosleyknight.co.uk

Lease Terms

New flexible lease terms available, with an anticipated term of 3 years. Incentives are available.

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.

VAT:

The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk