

# FOR SALE

**3 ABBEY ROAD**  
EVESHAM, WR11 4SR



## CONVERSION OR REDEVELOPMENT OPPORTUNITY

**11,225.68 sq ft (1,042.9 sq m)**

**On a site of 0.423 acres (0.171 ha)**

- Town Centre Location
- Redevelopment Opportunity
- Within 1 mile of Evesham Train station

## LOCATION

The property is located on Abbey Road in Evesham, Worcestershire. Abbey Road connects the main town centre with the south part of the town via a bridge over the River Avon. The building is within walking distance from the high street and Town Centre and is surrounded by a mix of uses. Immediately to the rear of the building is Evesham Police Station; to the north of the site is a row of residential semi-detached houses. Beyond the police station, to the east and south, is a Christmas tree farm.

The location is close to Evesham Fire Station located and multiple retail and commercial properties. The Evesham Leisure Centre and Evesham Hospital are in close proximity. The site is well located for access to the A46, A44 and the M5 Junction 9 providing access to the South and West Midlands motorway network. The area is served by Evesham Train Station with connections direct to Birmingham and London.

## DESCRIPTION

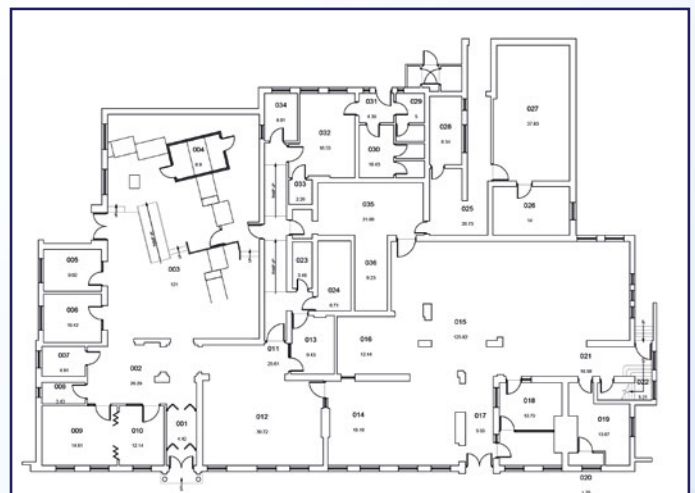
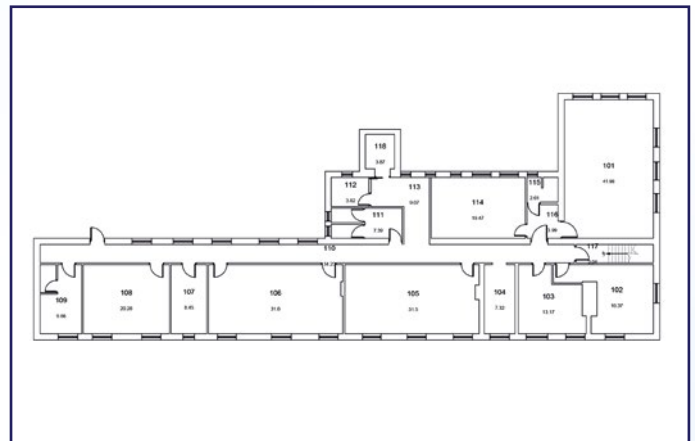
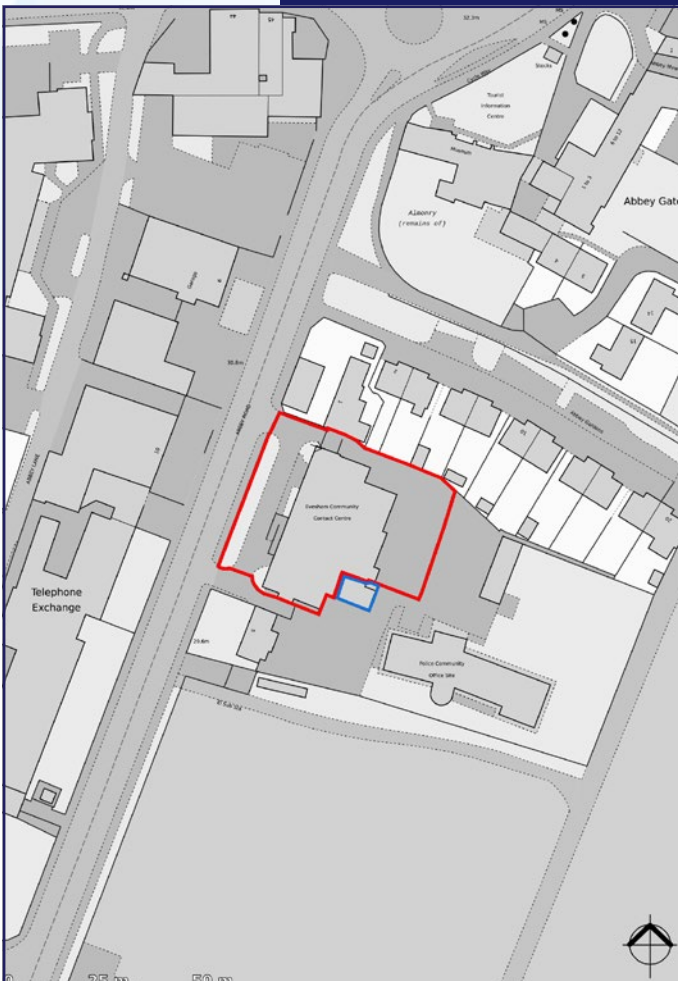
The building was used as a Police Station and Magistrates Court. After both services vacated the building, it was refurbished to serve as a client-facing hub for multiple public services – the County and Town Councils and the DWP. The premises is now vacant with some signs of deterioration but is generally in a good state of repair.

The original two-storey building fronting Abbey Road has an attractive and imposing façade. It is of brick construction with a pitched, tile roof and large sash windows. The building has been extended over time with single storey additions to the rear.

The ground floor accommodation comprises a large open and DDA compliant space with counters, multiple interview rooms, foyer entrance, waiting area, offices, storage and welfare facilities. The first floor can be accessed via a staircase to the right side of the building and a lift in the centre of the building. The first-floor accommodation comprises multiple rooms, formerly used as offices and meeting rooms, as well as welfare facilities.

The property lends itself to part conversion, part demolition and rebuild into apartments. However, this would be at the discretion of the purchaser who would need to obtain the necessary planning consent. The extent of the site for sale is outlined within the red line below. The section of the building outlined in blue will be demolished by the Vendor to maintain their access into the Police Station at the rear.

**POSTCODE: WR11 4SR**



## TENURE

The property is available freehold.

## PRICE

Price on application.

## PLANNING

Obtaining the appropriate planning permission will be the responsibility of the purchaser.

## SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services will be available.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

We understand that the sale for the property will not be subject to VAT.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: RAH123 Date: 02/24

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