



Bridge Street, Evesham, WR11 4RR

£12,000 P.A

- Class E Property to Let
- NIA 78m2 (839sq)
- Current rateable value: £12,250
- Prominent Location
- EPC: B

A prominent retail premises , that benefits from a fully functional kitchen and store room, the retail frontage onto Bridge Street, Evesham

### **Location**

The Premises is located within Evesham Town Centre on the main pedestrianized shopping street. Other Tenants on the street include Boots, WH Smith, Clarkes and some mains Bank. Evesham is an historic market town.

### **Accommodation**

Retail area extending to 41.50m2 (447sq.ft)  
Office extending to 7.3m2 (79sq.ft)

### **Services**

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

### **Legal Costs**

Each party will be responsible for their own legal costs in the transaction

### **Business Rates**

The Valuation Office website describes the unit as 'Offices and Premises' with a rateable value of £12,250. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority.

### **Viewing**

To arrange a viewing please contact the commercial Team: 01386 765700

### **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](mailto:commercial@sheldonbosleyknight.co.uk)**