



High Street, Evesham, WR11 4HJ

£15,000 P.A

- Recently Refurbished
- Net Internal Area: 125.09m<sup>2</sup> (1347 ft<sup>2</sup>)
- Ample Storage Space
- High Street Location
- Rateable Value: £15,000
- EPC Rating: C

14B is a High Street retail demise with ample sales and storage space suitable for a variety of Class E uses.

#### Location

Evesham town centre is the vibrant heart of the community, offering a diverse range of amenities, attractions, and experiences that cater to residents and visitors alike. Evesham Train Station is located approx. 0.5 miles away and is served by frequent trains operated by West Midlands Railway. These services connect Evesham to key destinations such as Worcester, Oxford, London Paddington, Hereford, and Great Malvern.

#### Accommodation

The property comprises the following accommodation:

Ground Floor Area: 61.50m<sup>2</sup> (662 ft<sup>2</sup>)

Staff Areas: 6m<sup>2</sup> (65 ft<sup>2</sup>)

Basement: 57.59m<sup>2</sup> (620 ft<sup>2</sup>)

Total Net Internal Area: 125.09m<sup>2</sup> (1347 ft<sup>2</sup>)

#### Services

Mains electric, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply.

#### Business Rates

Rateable Value: £15,000

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](http://www.wychavon.gov.uk) for more details.

#### Energy Performance Certificate

EPC: C 61

#### Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Wychavon District Council on [planning@wychavon.gov.uk](mailto:planning@wychavon.gov.uk) or call 01386 565 565.

#### Tenure

Leasehold Terms are anticipated to be in the region of 5-10 years on an effective Full Repairing and Insuring Lease.

#### VAT

VAT is not charged on the property.

#### Legal Costs

Each party is to meet their own costs.

#### Viewing

To arrange a viewing please contact the commercial Team: 01386 765700 or alternatively email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk).

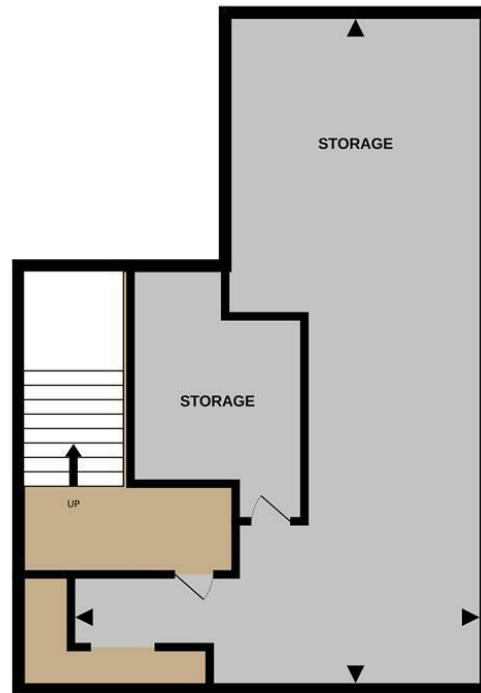
#### Important Notes

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



# Plan

BASEMENT  
620 sq.ft. (57.6 sq.m.) approx.



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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](mailto:commercial@sheldonbosleyknight.co.uk)