



High Street, Evesham, WR11 4DQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£1,300,000

- Investment Opportunity
- 20 Parking Spaces
- Net Internal Area: 793.94m² (8546 ft²)
- Prominent High Street Location
- Potential For Future Development

A High Street investment opportunity with potential future development (STP) in the Vale of Evesham.

Location

Evesham is a picturesque town nestled in the heart of Worcestershire, boasting a rich tapestry of history, culture, and natural beauty. With its charming streets lined with historic buildings, vibrant market squares and stunning riverside walks. Located approximately 17 miles from Cheltenham, 16 miles from Worcester and 15 miles from Stratford-upon-Avon. The A46 and A435 connect Evesham to the M5 via Junction 9 and M42 via Junction 3.

Description

19 High Street, Evesham comprises a three-storey building and basement predominantly of brick and block construction. The ground floor contains the main banking hall and cashier areas. The first and second floors house interview rooms, staff rest area, conference room, office and storage facilities. To the rear, the car park benefits from 20 parking spaces accessed via Brick-Kiln Street.

The property provides the following accommodation:

Basement: 118.63m² (1,277 ft²)
Ground floor: 345.97m² (3,724 ft²)
First floor: 176.51m² (1,900 ft²)
Second floor: 126.06m² (1,357 ft²)
Total: 793.94m² (8,546 ft²)

Investment

The property is currently leased in its entirety to Lloyds Bank Plc with the previous passing rent of £74,000 per annum on Full Repairing & Insuring terms to March 2024. A current new lease is being negotiated for a 3 to 5 year term at between £50,000 and £67,250 per annum.

Services

We understand mains electric, gas, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply. Eight

split air conditioning systems have been installed throughout from One Dual Module VRV system.

Business Rates

Rateable Value: £45,500

Energy Performance Certificate

To be confirmed.

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 or call 01386 565 565.

Tenure

Freehold Purchase.

VAT

VAT is not charged on the property.

Legal Costs

Each party is to meet their own costs.

Viewing

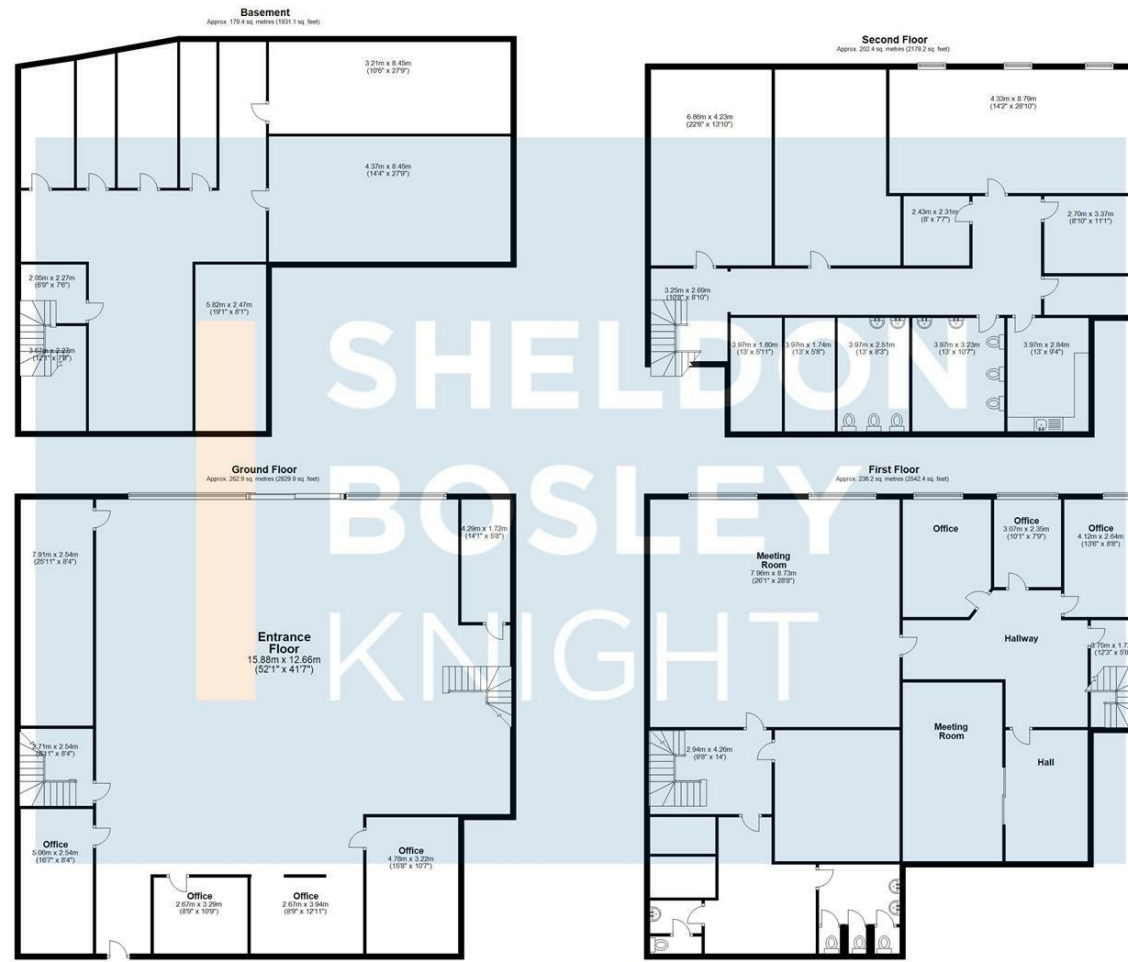
To arrange a viewing please contact the commercial Team: 01386 765700 or alternatively email commercial@sheldonbosleyknight.co.uk.

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



Total area: approx. 880.9 sq. metres (9481.5 sq. feet)
 All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
 (Please produce using Planity)

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