



Merstow Green, Evesham, WR11 4BD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £22,000 P.A

- Town Centre Location
- Rateable Value: £12,250
- Net Internal Area: 146.6m<sup>2</sup> (1577 ft<sup>2</sup>)
- Owing to Relocation
- EPC Band: D

**\*\*DUE TO RELOCATION\*\*** The opportunity to sub-lease a prominent location within Evesham Town Centre. Benefitting from parking, ample office/storage space and air-conditioning.

## Location

Evesham Town Centre is known for its charming atmosphere and historic buildings. It's a popular destination for locals and visitors alike, offering a range of shops, boutiques, restaurants, cafes, and other establishments, making it a bustling hub of activity.

## Accommodation

The property comprises the following accommodation:

### Ground Floor

Main Office: 48m<sup>2</sup> (520 ft<sup>2</sup>)  
Rear Left Office: 13.66m<sup>2</sup> (147 ft<sup>2</sup>)  
Rear Right Office: 11.63m<sup>2</sup> (125 ft<sup>2</sup>)  
Front Right Office: 11.42m<sup>2</sup> (122 ft<sup>2</sup>)  
Kitchen: 5.53m<sup>2</sup> (60 ft<sup>2</sup>)

### First Floor

Left Office 1: 24.97m<sup>2</sup> (269 ft<sup>2</sup>)  
Left Office 2: 19.05m<sup>2</sup> (205 ft<sup>2</sup>)  
Right Office: 11.98m<sup>2</sup> (129 ft<sup>2</sup>)

Net Internal Area: 146.16m<sup>2</sup> (1577 ft<sup>2</sup>)

## Services

This property benefits from mains electricity, water and drainage. Ingoing tenants will need to confirm continuity of the supply.

## Business Rates

Rateable Value: £12,250

Qualifying businesses with a rateable value of up to £12,000 currently receive 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.

## 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.

## Energy Performance Certificate

EPC Certificate: Band D

## Tenure

The property is available to let by way of Sub-Lease. The Sub-Lease will be without the benefit of the Landlord and Tenant Act 1954 and cannot at present exceed a 4-year term.

## Legal Costs

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

## 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.

**For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)**