



TLG Commercial
Chartered Surveyors

**45 High Street
Evesham
WR11 4DA**

Retail Unit To Let
Grade II Listed Building in prominent location
Net Internal Area 164m² (1766ft²)

**Rent £14,000 pax
Incentives Available**



www.tlgea.com

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com



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LOCATION

The property is situated within the prime section of Evesham High Street near to Lloyds Bank, with other tenants nearby including Edinburgh Woollen Mill, Bon Marche and The Works. The High Street and Bridge Street form the main shopping area of Evesham.

Evesham is a Market Town on the River Avon with a population of approximately 24,000.

DESCRIPTION

45 High Street forms part of the three storey Grade II Listed Building which incorporates 45, 47 and 49 High Street.

The property is brick built under a tiled roof, rendered the front with sash windows to the first and second floors and a more modern retail frontage on the ground floor.

Internally the retail area, and the original part of the building, benefits from a suspended ceiling with inset fluorescent lighting and is carpeted throughout.

There is a significant single storey extension to the rear with staff facilities, which also gives access to the car parking area accessed off Brickiln Street.

The first and second floors provide storage and office accommodation with a staff room on the second floor.

ACCOMMODATION

In detail the accommodation consists of:

Main Retail Area extending to 86.26m²(928ft²) which includes 2 staff WCs to the rear

First Floor

Two Offices extending to 36.36m² (391ft²)

Second Floor

Office/Staff Room

2 Storage Rooms 41.50m² (447ft²)

Total Net Internal Area 164m² (1766ft²)

SERVICES

Mains electricity, water and foul water drainage are provided, ingoing tenants will need to confirm continuity of supply.

TERMS

The property is available on a Leasehold basis for an estimated term of 3-5 years.

RATES Rateable Value 2017 listing £9,700

VAT The property is not VAT elected

SERVICE CHARGE

A service charge will be levied on the ingoing tenant to cover the maintenance and cleaning of external areas of 45 High Street.

VIEWINGS

Strictly by prior appointment via the Agents

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Contact Richard Connolly

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This property is available For Sale, with vacant possession. Please contact the agents for further details.





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PLANNING A1 Retail

IMPORTANT NOTES

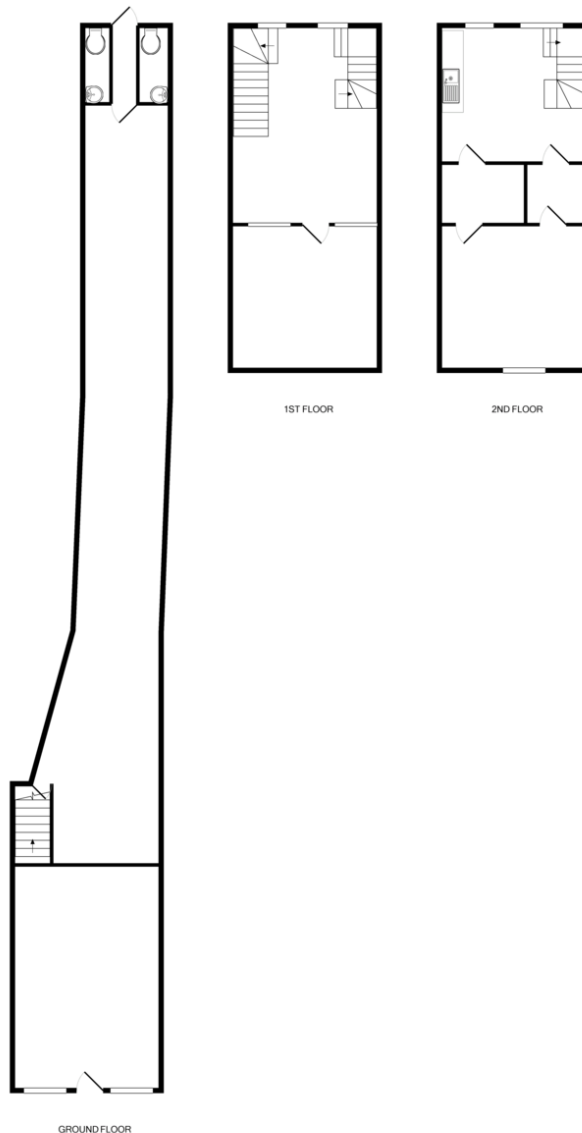
Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.

Misdescriptions Act

These particulars are a general guide only, must not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



This floor plan is not to scale and is for guidance purposes only
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