



ARTUS & TRUELOVE

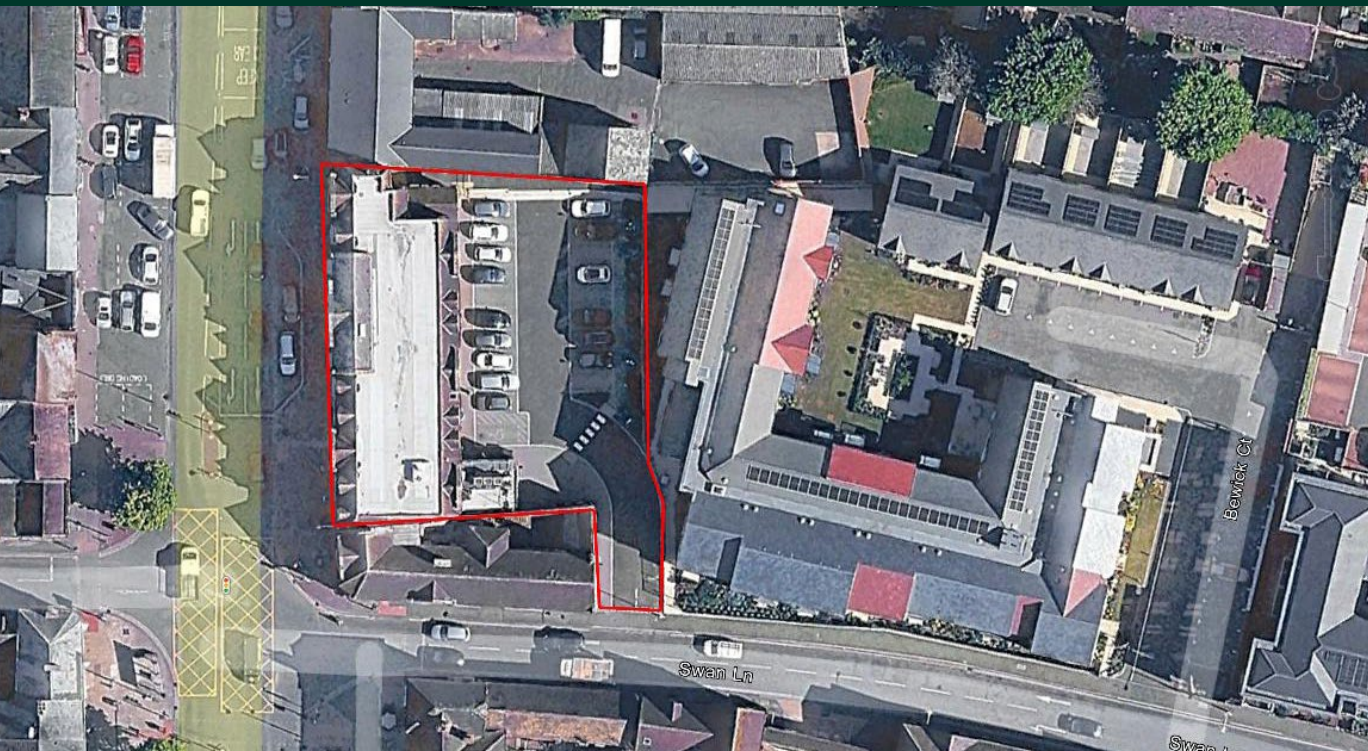
Waymark



FOR SALE

Income Producing Commercial Investment With Future Conversion/Development Potential

70 – 72 High Street, Evesham, WR11 4YD
& Land adjacent to Evesham Railway Station



DETAILS

Guide Price: £1.65m

Annual Rent: £146,825 rising to £159,825 in March 2027

Size: 13,216 sq ft / 1,227 sq m

Price per Sq Ft: £125

Main Tenant: Rooftop Housing Group Limited

WAULT: 3.5 years

GIY: 8.90% rising to 9.69% in March 2027

Parking: 20 spaces on 0.36 acre site

Additional Land: A further 34 parking spaces adjacent to Evesham Railway Station

LOCATION

Evesham is an established Worcestershire market town with an urban population of approximately 28,100 and a wider district population of around 113,000, according to the 2021 Census.

The town centre offers a mix of national and independent retailers, supported by out-of-town retail parks and established industrial estates on the edge of the town.

Evesham is located approximately 14 miles southeast of Worcester, 17 miles northeast of Cheltenham, 24 miles northeast of Gloucester, 32 miles south of Birmingham and 103 miles northwest of London.

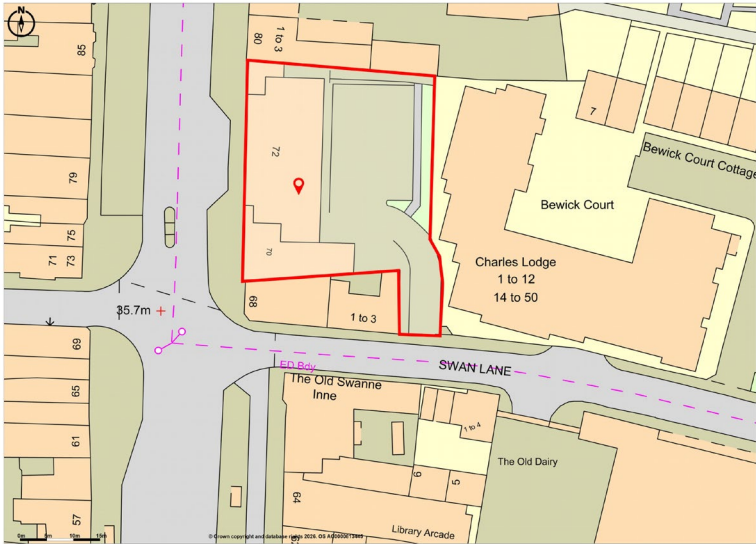
The M5 motorway, providing access between the Midlands and South West England, lies approximately 9 miles to the west.

Evesham railway station is approximately 460 metres north of the Property and provides direct services to Worcester Foregate Street in around 26 minutes, Reading in around 1 hour 24 minutes and London Paddington in around 1 hour 48 minutes.

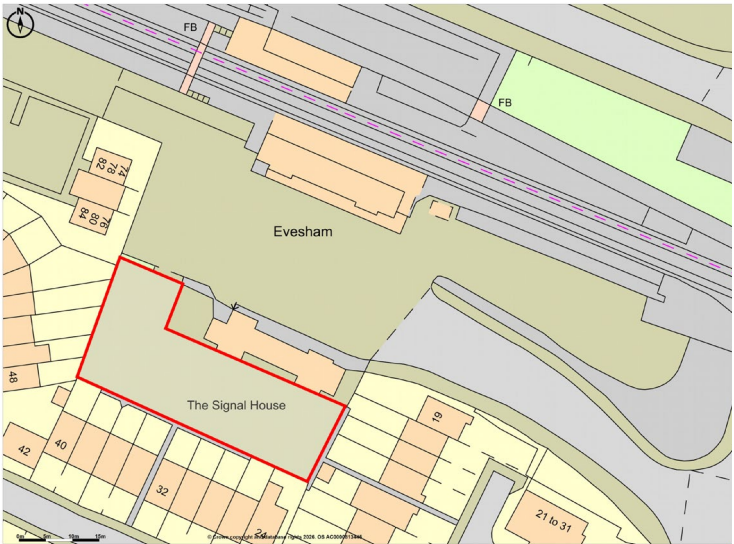
Birmingham Airport is located approximately 32 miles to the north.



Site Plan



Station Car Park



DESCRIPTION

The Property fronts the High Street and comprises a three-storey, mixed-use steel-frame building constructed in the 1990s, with brick elevations, a tiled roof and double-glazed windows.

To the rear is a tarmac-surfaced car park providing 20 spaces, accessed from Swan Lane and used by the occupational tenants.

Separate to the main Property is further land comprising a car park located by Evesham Railway Station which is included in the sale and over which Rooftop currently has a right to park. This is currently marked out for 34 spaces and extends to circa 0.2 acres.

MARKET CONTEXT

When constructed in the 1990s, the ground floor comprised a large Co-op store and car park, with Rooftop Housing Group occupying the upper-floor office accommodation from the outset.

More recently, the current owners secured planning permission, demolished the rear extension to the former Co-op and the side building on Swan Lane, and sold the rear part of the Property, including a large car park, to Churchill Retirement, which has since developed Bewick Court apartments.

The remaining vacant ground-floor accommodation within the retained main building was refurbished following planning permission for up to three Class E units and the creation of a new 20-space car park. Those units are now occupied by two tenants, while the balance of the ground floor and the two upper floors are let to Rooftop Housing Group Limited.

If Rooftop Housing Group Limited vacates the building at its lease break or lease expiry, the upper floors are considered well suited to residential conversion, supported by the existing on-site car parking.

Rooftop Housing Group Limited currently has rights to park on the land by the railway station. If that land becomes available, it is considered to have potential for commercial station car parking or for residential development, all subject to the necessary consents.

ACCOMMODATION

	Unit size	
Ground Floor	4,732 ft ²	440 m ²
First Floor	4,316 ft ²	401 m ²
Second Floor	4,139 ft ²	384 m ²
Total	13,187 ft ²	1,225 m ²

LEASE SUMMARY

As at August 2026

Property/Unit	Tenant	Unit size (sq ft)	Lease start	Lease end	Term	Next review	Break Dates	Details	1954 Act	Annual rent
Part Grd Flr, 1st Flr & 2nd Flr 70 High Street	Rooftop Housing Group Ltd	9,475	27 Aug 2020	26 Aug 2035	15 yrs	27th Aug 2030	26 Aug 2030	Tenant option. Notice required 6 months	Inside	£120,000
Unit 1 Part Ground Floor 70/72 High Street	HR Optics Limited	2,534	13 May 2025	12 May 2035	10 yrs	n/a	13 May 2030	Tenant option. Notice required 6 month(s) plus payment of £6,500 +VAT	Inside	£13,000*
Units 2 & 3 Part Ground Floor Retail 70/72 High Street	Onside Independent Advocacy	1,178	15 Jul 2026	14 Jul 2031	5 yrs	n/a	15/07/2028 & 15/07/30	Tenant option. Notice Required - 6 months	Outside	£13,800**
Electricity Substation - Title No HW178632	Central Networks Plc		11 Apr 1997	10 Apr 2096	99 yrs	11 Apr 2047				£25
TOTAL		13,187								£146,825

NOTES

26,000 from 13/03/2027

Yr 6: 27,000

Yr 7: 28,000

Yr 8: 29,000

Yrs 9-10: 30,000

**Yrs 1- 2: 13,800

Yrs 3 onwards: £15,000

COVENANTS

Rooftop Housing Group Limited

Registered Society

Company No: IP29661R

Date of Accounts: 31st March 2025

Turnover: £51,349,000

Surplus For Year: £3,520,000

Net Assets: £92,235,000

HR Optics Limited

Private Limited Company

Company No: 07805939

Date of Accounts: 31st March 2025

Turnover: Not stated - Exemption Accounts

Net Assets: £815,811

Onside Independent Advocacy

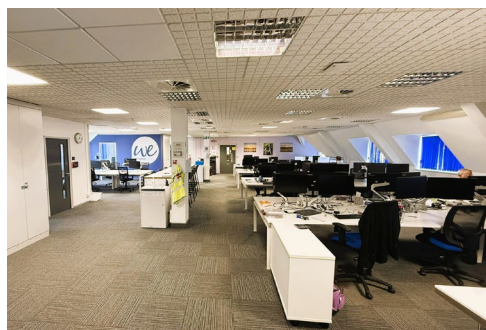
Charity - Private Limited Company by guarantee without share capital use of 'Limited' exemption

Company No: 04923990

Date of Accounts: 31st March 2025

Total Income: £3,692,895

Fund Balance: £582,557



Rooftop Housing Group Limited



Rooftop Housing Group Limited



HR Optics Limited



High Street

LEGAL COSTS

Each party is liable for their own legal and professional fees incurred.

VAT

VAT will be charged on the sale price.

EPC

The two ground floor retail units are assessed as B (37)

The Rooftop offices are assessed as D (87)

TERMS

Guide Price: £1.65m for the freehold interests subject to the existing leases.

VIEWINGS

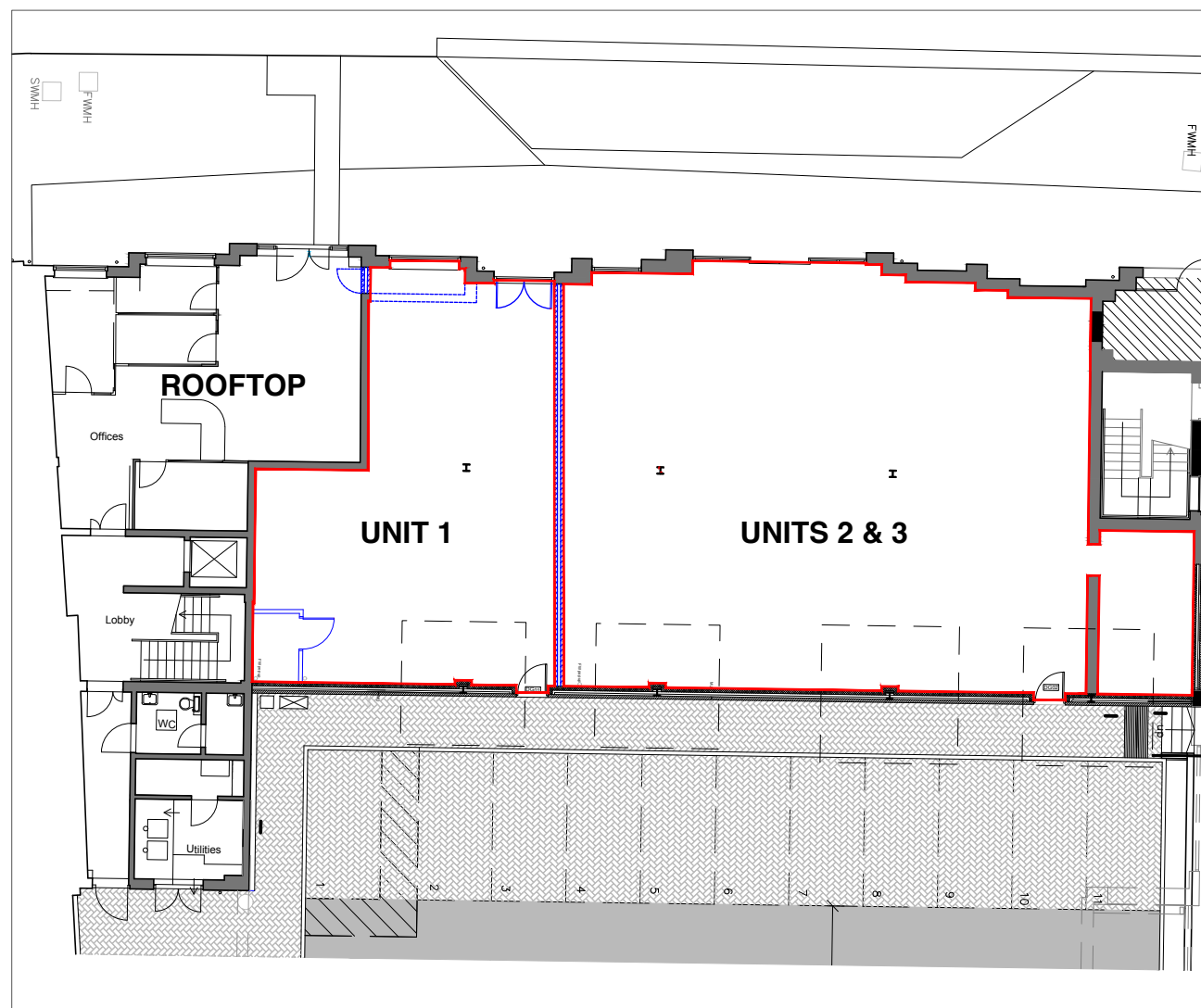
Viewings are strictly by appointment through the Selling Agents.

IMPORTANT NOTES

AML: 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 statements of fact. Photographs show only part of the Property, and all areas, measurements and distances are approximate. A buyer must make their own enquiries and inspections and should not rely solely on these Particulars or on any other statements made by the Selling Agents.

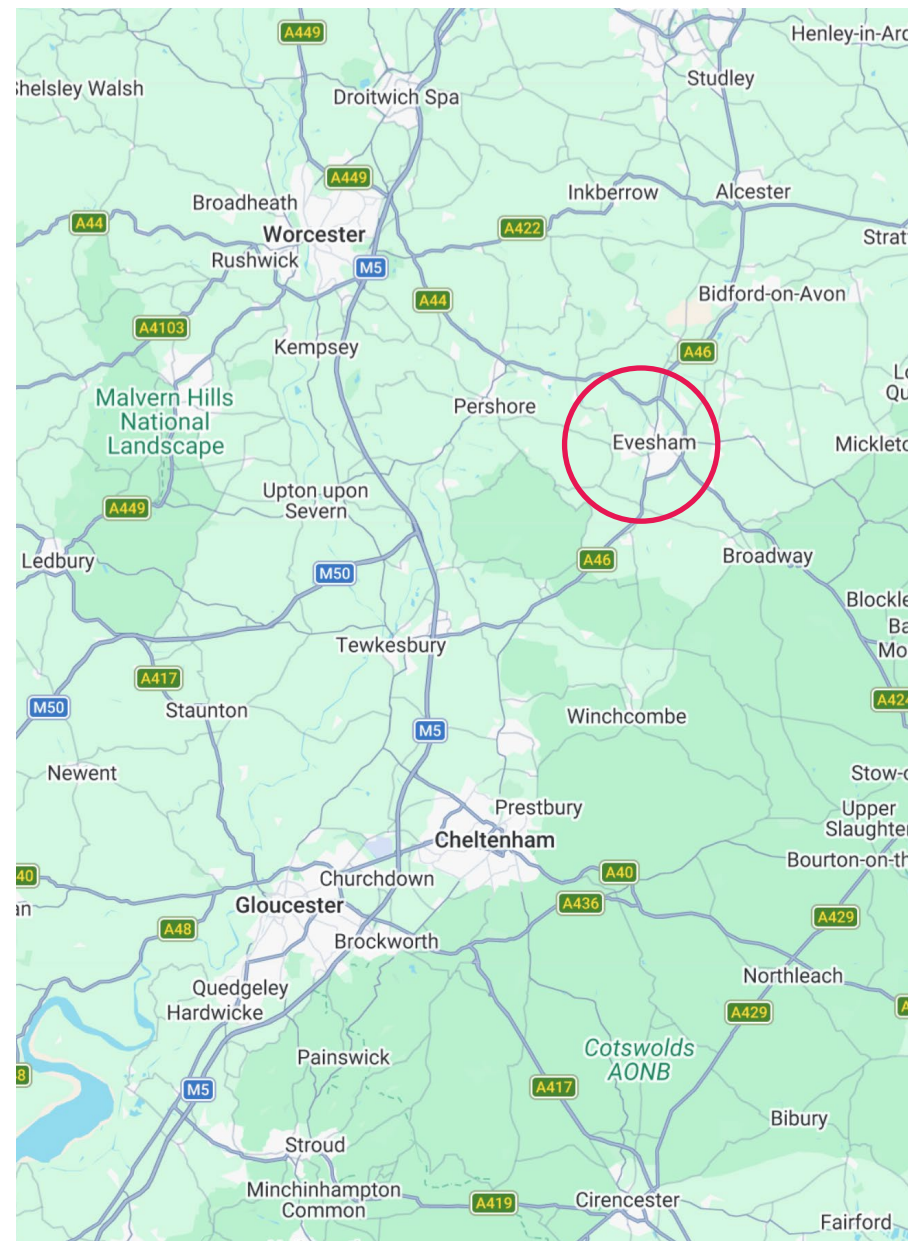
GROUND FLOOR PLAN



TOWN PLAN



ROAD PLAN



To register your interest, please contact:

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