



## 5 Evesham Street, Alcester Warwickshire B49 5DS

An excellent opportunity to acquire a double-fronted ground floor commercial property situated on Evesham Street, extending to a Gross Internal Area (GIA) of approximately 155.8 sq m (1,678 sq ft). The property represents a robust investment, currently let on a five-year lease with a rent review at year three, providing a gross yield of 7.5%.

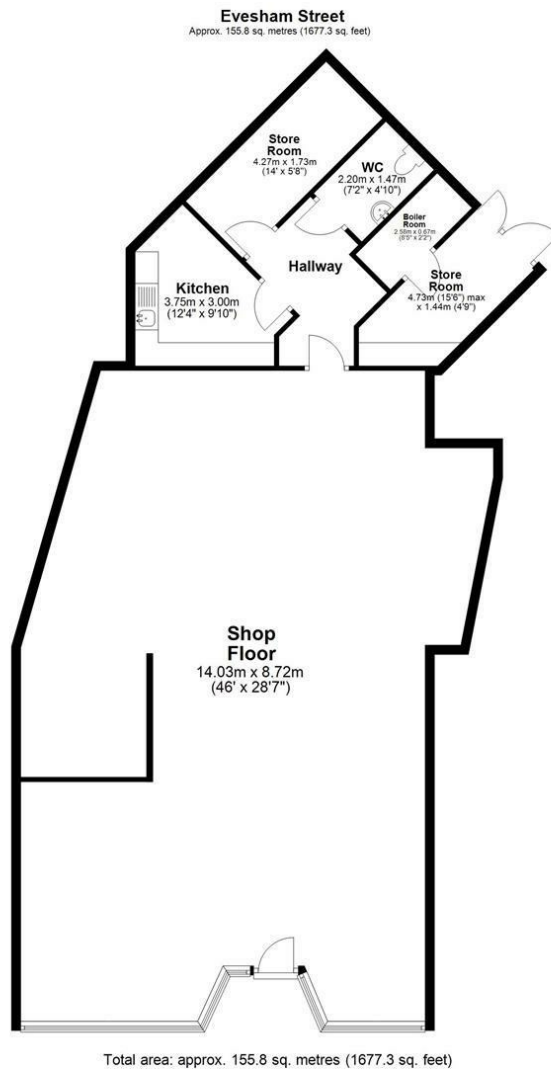
The building has recently undergone a refurbishment and benefits from predominantly open-plan accommodation, comprising a main retail area, kitchen, two storage rooms, a boiler room, and a W.C. The layout provides flexibility for a range of commercial uses, subject to planning consent, and is suitable for continued occupation by the existing tenant or alternative operators.

The property is located in a well-established commercial area, with good pedestrian and vehicular access, close to local amenities and transport links. Its prominent double-fronted façade provides excellent visibility and potential for brand presence.

This investment offers a secure income stream and the potential for long-term capital appreciation in a desirable location, making it a suitable acquisition for investors seeking both stability and future growth.



**Offers Over £240,000 (Plus VAT)**



**Information**

**Services:**

Mains drainage, electricity and water are connected to the property.

**Tenure:**

The property is Leasehold with a 999 year lease (share of the freehold).

**Broadband:**

Superfast broadband speed is available in the area, with predicted highest available download speed 97 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

**Fixtures & Fittings:**

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

**Viewing:**

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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