

TO LET



LARGE GROUND FLOOR RETAIL UNIT 11 - 13 BRIDGE STREET, EVESHAM, WR11 4SQ



LOCATION

The premises are located in a prime trading position on Bridge Street within Evesham Town Centre.

The property is adjacent to **O2** and close to **Clarks, WH Smith, Greggs, Boots Opticians, COOP Travel, Vodafone, Boots, Specsavers, Holland & Barrett** etc.

DESCRIPTION

The premises comprise a large ground floor retail unit

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR			
INTERNAL WIDTH (FRONT)	25'6"	7.8 m	
SHOP DEPTH	71'0"	21.6 m	
GROUND FLOOR AREA	2860 sq ft	265 sq m	

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£29,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £50,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 79 (Band D). A copy of the certificate is available upon request.

INSURANCE

Building insurance is approximately **£600.00** per annum

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Internal Video - <https://youtu.be/ziWfNYOYPHA>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

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