

# FOR SALE OR TO LET



## GROUND FLOOR RETAIL PREMISES 72 HIGH STREET, EVESHAM, WR11 4EU Units available from 1,200 sq ft to 3,800 sq ft



### LOCATION

The premises are prominently located fronting the main A4184 High Street within Evesham Town Centre being close to the junction with Swan Lane. The property is not located within the pedestrianised section of the Town Centre and is directly opposite **One Stop Convenience Store**. Other nearby occupiers include **Dominos, the Mattress & Bed Store, Post Office** etc.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

**Ground Floor Units available from:  
1,200 sq ft ( 111 sq m) to  
3,800 sq ft (354 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 in multiples of 5 years.

### RENTAL

**£14.50 psf per annum (exclusive of rates)**

### SALE

The entire ground floor property is available for **£450,000** for a 125-year ground lease at a peppercorn rental.

### RATING ASSESSMENT

We are advised that the property is to be reassessed for rating purposes.

### ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 37 (Band B). A copy of the certificate is available upon request.

### SERVICE CHARGE & BUILDING INSURANCE

For the whole ground floor unit of **3,800 sq ft**, the current annual service charge budget for the year ending 31.12.2024 is **£2,108**. The building insurance is approximately **£3,000** 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/price, 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/DJvGEYqwQgo>

### VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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