



High Street, Evesham, WR11 4XL

£35,000 Per Annum

- Prominent Town Centre Location
- Total NIA: 348.02 m² (3746 ft²)
- Generous Retail Space With Ancillary Office and Storage Space
- EPC: D
- Rateable Value: £30,500
- Good Roadside Visibility and Access

Available Immediately A prominent location within the High Street of Evesham extending approx. 3746 ft².

Location

50 High Street, Evesham holds a prominent position in the town, reflecting the rich historical and commercial heritage of the area. Situated in the heart of Evesham, the demise is central to the town's bustling activity, surrounded by a blend of independent shops, cafes, and notable landmarks. The High Street itself is a key thoroughfare, drawing both locals and visitors due to its accessibility and charm. With its proximity to the River Avon and the famed Evesham Abbey remains, 50 High Street benefits from steady foot traffic, making it a desirable location for businesses and a focal point in the town's vibrant community life.

Evesham Train Station is located approx. 1 mile from the property which services cities such as Worcester, Oxford and London directly. Other companies occupying premises in the area include Subway, Lloyds Bank, Boots and Sports Direct.

Description

The property is a Grade II listed corner demise arranged on the ground and lower ground floors, benefitting from air conditioning in the main areas, ancillary offices and storage and reasonable storage space via the basement. The unit benefits from a significant retail frontage, with good visibility from both passing vehicles and footfall. The large internal open plan areas would offer an ingoing tenant generous retail space. The Net Internal Areas are as follows:

Ground Floor: 275.59m² (2966 ft²)
Basement: 72.43m² (779 ft²)

Total NIA: 348.02 m² (3746 ft²)

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

Business Rates

Current rateable value (1 April 2023 to present): £30,500.

Tenure

An effective full repairing and insuring lease with a term in the region of 5-10 years is expected.

Energy Performance Certificate

The EPC Rating is: 90 D.

Legal Costs

Each party to pay their own legal costs.

VAT

The property is not VAT registered therefore VAT will not be charged.

The VAT position relating to the property may change without notice.

Viewing

Strictly by prior appointment via the agents Sheldon Bosley Knight Commercial Team: 01386 764700 or email commercial@sheldonbosleyknight.co.uk

Important Notes

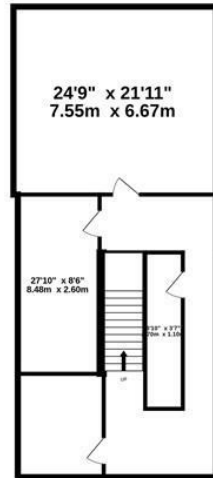
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximates only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Sheldon Bosley Knight.

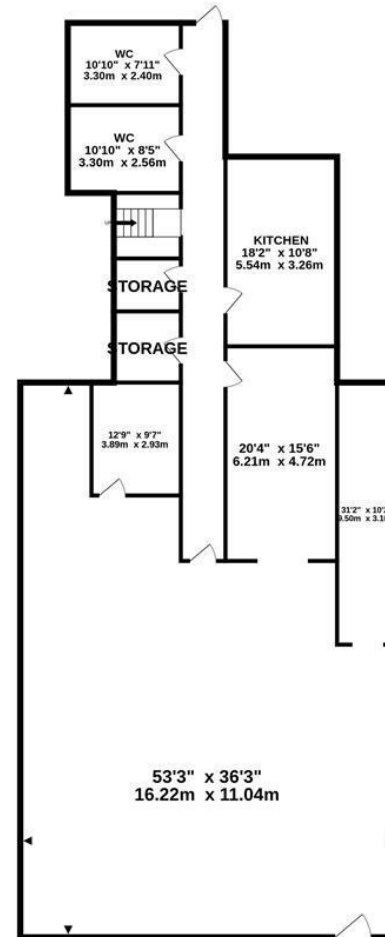


Plan

BASEMENT
779 sq. ft. (72.4 sq.m.) approx.



GROUND FLOOR
2600 sq. ft. (241.6 sq.m.) approx.



TOTAL FLOOR AREA : 3379 sq. ft. (314.0 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk