



Bridge Street, Evesham, WR11 4RR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£280,000

- Investment and Development Opportunity (Subject to Planning)
- Total Approx Area: 519.88m² (5,595 ft²)
- Current Passing Rent: £22,200 PA
- Town Centre Location

High Street investment opportunity with development potential (STP).

Location

Bridge Street in Evesham is a prime commercial location, offering a vibrant mix of retail, hospitality, and service-based businesses. As a key thoroughfare in the town centre, it benefits from high footfall and strong visibility, making it ideal for a range of commercial uses. The street is well-connected, with convenient access to public transport, nearby parking facilities, and local amenities, attracting both locals and visitors. Its proximity to Evesham's historic attractions and the River Avon further enhances its appeal, creating a dynamic trading environment for businesses looking to establish or expand in the area.

Description

The demise comprises 3 storeys and a basement occupied in part by WH Smiths & vacant on the upper floors. The building is not listed and presents a development opportunity on the upper floors (Subject to planning). The accommodation is arranged as follows:

Basement: 95.8m² (1032 ft²)
Ground Floor: 117.36m² (1263 ft²)
First Floor: 115.99m² (1248 ft²)
Second Floor: 117.72m² (1267.13 ft²)
Third Floor: 73.01m² (785 ft²)

Total Approx Area: 519.88m² (5,595 ft²)

Investment Summary

The basement, ground floor and part of the first floor are leased to WH Smiths Retail Holdings Limited. The lease was renewed for an annual passing rent of £22,200 per annum for a term of 5 years and was granted within the provisions of the Landlord and Tenant Act 1954. The lease is dated from and including 12 June 2024 and including 11 June 2029 and has the benefit of a tenant only break clause at year 3 following at lease 6 months written notice. The upper floors and part of the 1st floor remains vacant.

Services

It is understood that electric, water and foul water drainage are connected to the property.

Planning

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

For all planning enquiries, please contact Wychavon District Council on planning@wychavon.gov.uk or call 01386 565 565.

Tenure

The property is Freehold and to be sold subject to the existing tenancy.

Energy Performance Certificate

An active EPC is being commissioned.

The Existing EPC reflected a rating of E and expired 10 March 2024.

Business Rates

Ground Floor & Part 1st Floor At 4, Bridge Street, Evesham, WR11 4RR : Current rateable value (1 April 2023 to present) £28,250

Part 1st Floor 2nd Floor & 3rd Floor At 4, Bridge Street, Evesham, WR11 4RR : Current rateable value (1 April 2023 to present) £1,800

VAT

It is understood that VAT will be applied to the final sale price.

Legal Costs

Each party to bear their own costs.

Viewing

To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700.

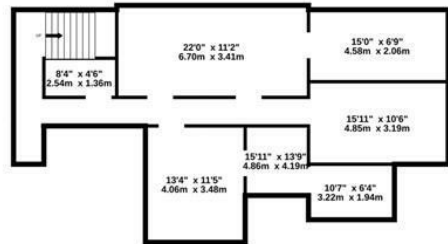
Important Notes

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 being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately 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. VAT: The VAT position relating to the property may change without notice.

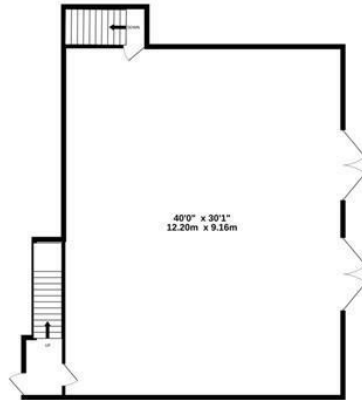


Plan

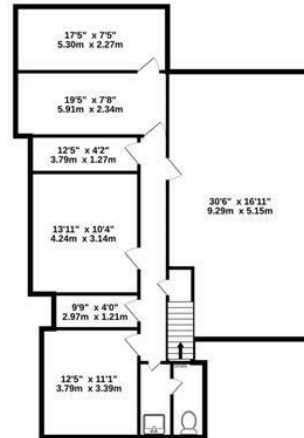
BASEMENT
1032 sq.ft. (95.8 sq.m.) approx.



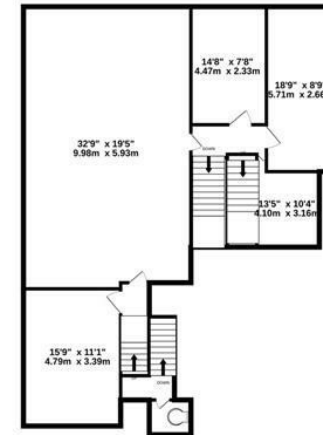
GROUND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



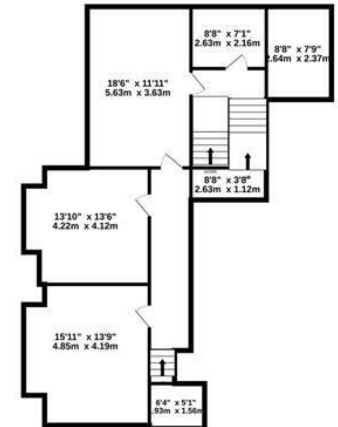
1ST FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



2ND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



3RD FLOOR
1033 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 6119 sq.ft. (568.5 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