

# TOWN CENTRE RETAIL UNIT FOR SALE

39 Bridge Street, Evesham, WR11 4RR



An exciting opportunity to purchase or let a Grade II Listed retail premises in the centre of Evesham. The Property benefits from an excellent location being next door to Costa Coffee and opposite the main entrance to the Riverside Shopping Centre.

- **Characterful retail unit with development potential**
- **Prime location opposite Riverside Shopping Centre and Sports Direct**
- **Guide Price for freehold £250,000 exclusive**
- **Potential for residential redevelopment**
- **Deceptively large plot**

September 2021

# FOR SALE



1 Alscot Studios, Alscot Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8BL

T: 01789 298 006

[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)

## LOCATION

The property benefits from an excellent location, situated in the main pedestrianised shopping area of Bridge Street, within the ancient town of Evesham. Nearby occupiers include Sports Direct, Costa Coffee, Halifax Bank and Boots, making this a prime retail pitch at the heart of Evesham town centre.

The main entrance to the Riverside Shopping Centre which connects Market Place to Bridge Street is situated opposite the Subject Property. The centre provides parking for over 200 vehicles.

There is a bus stop located on Chapel Street just a short walk from the Subject Property which operates Diamond buses that run regularly to Redditch stopping at local villages including Bidford-on-Avon, Alcester and Studley. Stagecoach operates the X18 from Vine Street 0.4 miles from the Subject Property which offers services to Stratford-upon-Avon. The nearest train station is 0.6 miles from the Subject Property with direct trains to London Paddington and Worcester running every hour. Other routes include trains to Birmingham International and Redditch running every hour.



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GREY



August 2021

### SUBJECT TO CONTRACT

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## DESCRIPTION

The unit comprises a Grade II Listed ground floor retail unit with a desirable wide frontage on to the pedestrianised section of Bridge Street.

The property offers a spacious ground floor sales/retail area with kitchen and WC facilities. Decoration to the sales area is in predominantly neutral tones offering painted plastered walls and painted timber skirting boards. Ceilings offer recessed fluorescent strip lighting with recessed air conditioning unit. The kitchen comprises substantial worktop space with ceramic tiled splashbacks and modern kitchen cupboards. Extensive natural light is provided at the rear of the ground floor via feature atrium roof lights.

The accommodation on the first and second floors provide well lit, spacious areas that lend themselves to office/breakout space or storage areas overlooking the entrance to the Riverside Shopping Centre situated opposite.

The plant area is situated at the rear of the the property. An emergency exit provides access to a bin store area and shared brick lined alleyway with emergency lighting which leads to a gateway at the front of the property.

The property extends to the following floor areas on a Net Internal Area basis:

Accommodation	Sq M	Sq Ft
Ground Floor	100.80	1,085
First Floor	25.49	274
Second Floor	26.09	281
<b>Grand Total</b>	<b>152.38</b>	<b>1,640</b>

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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# GENERAL INFORMATION

## Energy Performance

An energy performance certificate is available upon request.

## Costs

All costs quoted are exclusive of VAT and any further taxes, service charges that may be payable. Interested parties to make enquiries.

## Rateable Value

We are informally advised by the Local Authority that the current assessment for the shop (2017 List) is £13,000.

## Terms

The property is available on freehold, with vacant possession of the whole unit.

## Services

All main services are understood to be installed to the premises, subject to connection charges by the Utility Companies. No tests have been applied.

## Viewings

To arrange a viewing or discuss the property, please contact either Ollie Sutton or Justine Holt on 01789 298006 or email [osutton@dobson-grey.co.uk](mailto:osutton@dobson-grey.co.uk) or [jholt@dobson-grey.co.uk](mailto:jholt@dobson-grey.co.uk)



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