

## 41 Bridge Street Evesham, Worcestershire WR11 4SQ

lot 29

### Freehold Retail Investment

- Let to Salvation Army Trading Company Limited until 2020
- Prominent corner position on a prime pedestrianised thoroughfare with a return frontage on to Cowl Street
- Residential Redevelopment Potential (subject to consents)
- Immediately opposite the Riverside Shopping Centre
- Nearby occupiers include Sports Direct, Boots the Chemist, Costa and Halifax Bank

Rent  
**£25,000**  
per annum  
exclusive



On behalf of Joint  
LPA Receivers



### Location

Miles: 16 miles south-east of Worcester  
17 miles north-east of Cheltenham  
30 miles south of Birmingham

Roads: A44, A46, M5 (Junction 9)

Rail: Evesham Railway Station

Air: Birmingham International Airport

### Situation

The property is situated in a prominent corner location on the eastern side of pedestrianised Bridge Street, with a return frontage on to Cowl Street and opposite to the Riverside Shopping Centre. Nearby occupiers include Sports Direct, Boots the Chemist, Costa and Halifax Bank.

### Description

The property comprises retail and extensive ancillary warehouse accommodation on the ground floor with ancillary accommodation on the first and second floors. The property benefits from access off Cowl Street and may benefit from potential residential redevelopment of the rear warehouse, subject to consents.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	281.20 sq m (3,027 sq ft)	<b>SALVATION ARMY TRADING COMPANY LIMITED (1)</b>	10 years from 23/07/2010 (2)	£25,000	23/07/2015 (3) (22/07/2020)
First	Ancillary	47.70 sq m (513 sq ft)				
Second	Ancillary	50.00 sq m (538 sq ft)				
<b>Totals</b>		<b>378.90 sq m (4,078 sq ft)</b>			<b>£25,000</b>	

- (1) For the year ending 31st March 2014, Salvation Army Trading Company Limited reported a turnover of £46,309,125, pre-tax profits of £3,958,629 and a total net worth of £6,707,888. (Source: www.riskdisk.com 14/12/2015) The Salvation Army has approximately 50,000 members and 4,000 employees in the UK and Republic of Ireland and is part of the wider International Salvation Army which operates in 127 countries. (Source: www.salvationarmy.org.uk)
- (2) The lease is outside of the security of tenure provisions of the Landlord & Tenant Act 1954.
- (3) The 2015 review remains outstanding.

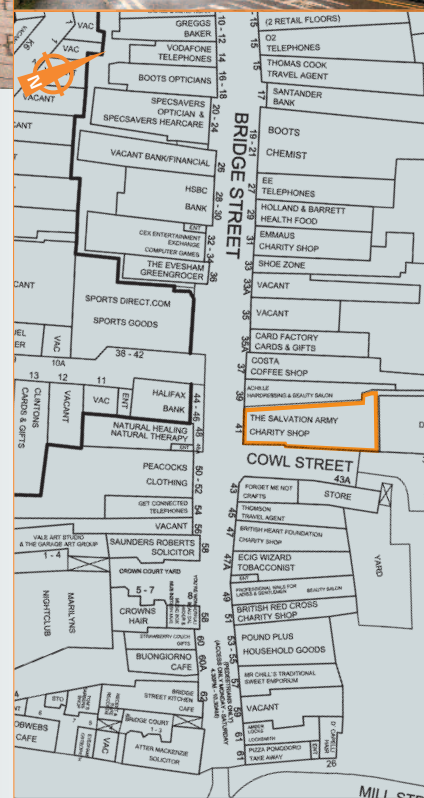
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### Rear Ancillary



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