

# 30 Bridge Street, Evesham, Worcestershire WR11 4SJ

Freehold Shop and Residential Investment

**Lot 29**

£23,100 per annum (1)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	138 sq m (1,485 sq ft)	FISCHEN	2 years from 30/05/2017 (3)	£15,000 (1)	2019 (3)
Basement	Ancillary	60 sq m (645 sq ft)	MEDICAL LTD			
Part First	Ancillary	36 sq m (387 sq ft)	t/a The Vapes (2)			
Part First & Second	Residential	4 rooms, kitchen and bathroom	INDIVIDUALS	AST for 1 year from 16/05/2016	£8,100	Holding over
<b>Total Commercial Area</b>		<b>234 sq m (2,517 sq ft)</b> + 3 bedroom maisonette			<b>£23,100</b>	

- (1) The passing rent of £12,000 rises to £15,000 on 30/05/2018.
- (2) www.thevapes.co.uk
- (3) Tenant's rolling option to determine after one year upon one month's notice.

### Key Details

- Pedestrianised town centre location
- Includes self-contained three bedroom maisonette
- Opposite Boots and adjacent to HSBC and Specsavers
- VAT-free investment

On Behalf of Mapeley



### 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

Evesham is located 16 miles south-east of Worcester and 17 miles north-east of Cheltenham. The property is situated on the pedestrianised Bridge Street, close to its junction with Market Place in the heart of the town centre. An entrance to the Riverside Shopping Centre is close by. Nearby occupiers include HSBC and Specsavers (adjacent), Boots, Greggs, WH Smith, Clarks, Vodafone, Sports Direct and Halifax.

### Description

The property comprises a ground floor shop with ancillary accommodation at basement and part first floor. The remainder of the first and the second floor comprise a 3 bedroom maisonette.

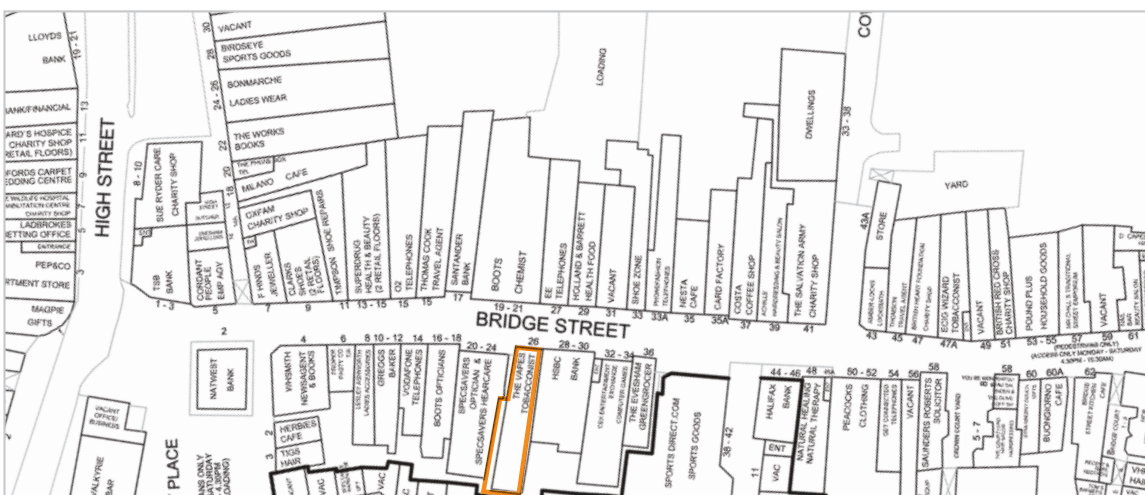
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Acuitus**  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Seller's Solicitors: Irwin Mitchell**  
Dawn Mayne  
+44 (0)161 259 0829  
dawn.mayne@irwinmitchell.com