

34 High Street, Evesham, Worcestershire WR11 4HJ

Freehold Retail Investment



Key Details

Let to Iceland Foods Limited

Renewed 5 year lease from April 2018

· Rebased rent

· Tenant in occupation for at least 20 years

Popular Worcestershire town with twice weekly market

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 on the eastern side of High Street, north of its junctions with the pedestrianised Bridge Street and Market Place. Bridge Street is less than 100m away, with retailers including Boots the Chemist, Costa, Superdrug, WHSmith and Greggs. Other occupiers in the town include Aldi, JD Wetherspoon and the nearby branches of Barclays and Lloyds banks. Oat Street North and South car parks are a short walk away, with parking for over 150 cars.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.

Tenure

Freehold

VAT

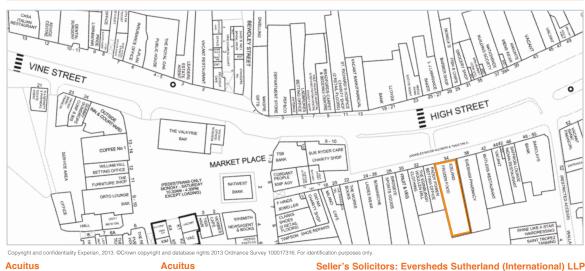
VAT is applicable to this lot.

Six Week Completion

Tenancy and	l accommodation
-------------	-----------------

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	302.00 sq m 277.50 sq m	(3,251 sq ft) (2,987 sq ft)		5 years from 07/04/2018 until 06/04/2023 on a full repairing and insuring lease	
Total		579.50 sq m	(6,238 sq ft)			£45,000

(1) For the year ending 24th March 2017, Iceland Foods Limited reported a turnover of £2,770,500,000, pre-tax profits of £67,300,000 and a total net worth of £784,100,000 (Source: Experian Group 09/04/2018).



David Margolis +44 (0)20 7034 4862

david.margolis@acuitus.co.uk

George Watkins +44 (0)20 7034 4861 george.watkins@acuitus.co.uk

Seller's Solicitors: Eversheds Sutherland (International) LLP Selina Baden +44 (0)121 232 1405 selinabaden@eversheds-sutherland.com