

Lot 57

£45,000 per annum
exclusive

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 accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	302.00 sq m	(3,251 sq ft)	ICELAND FOODS LIMITED (1)	5 years from 07/04/2018 until 06/04/2023 on a full repairing and insuring lease	£45,000
First	Ancillary	277.50 sq m	(2,987 sq ft)			
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).



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