

# TO LET

- Retail premises to let
- Town Centre
- Extending to 104.35m<sup>2</sup>  
1122.78ft<sup>2</sup>

Rent £11,000

## 60 Bridge Street

EVESHAM  
WR11 4RY

**SHELDON  
BOSLEY  
KNIGHT**

# 60 Bridge Street

## EVESHAM

### Location

The premises are located within Evesham Town Centre on the main pedestrianized shopping street. Other tenants on the street include Boots, WH Smith, Clarks and some of the main Banks. Evesham is an historic Market Town with a population of approximately 25,000 people which is expanding rapidly.

### Description

60 Bridge Street is a ground floor lock up shop that benefits from 12m of retail frontage onto the busy pedestrianised street. There is a store and WC on the first floor. The retail space has four steps leading into a further 2.8m<sup>2</sup> of retail space.

### Lease Terms

New Lease available. Negotiable terms available. Anticipated Lease term 5 years.

### Services

Mains electricity, water drainage provided. Ingoing tenants are requested to make their own enquiries to ensure the continuity of the supply.

### Business Rates

£6,900 per annum. Applicants may be eligible for small business rates relief, they should contact Wychavon District Council. (01386 565000)

### Accommodation

Ground floor extending to 67.82m<sup>2</sup> (729.7ft<sup>2</sup>)

First floor extending to 33.74m<sup>2</sup> (363.08ft<sup>2</sup>)

### Legal costs, VAT & References

Each Party will be responsible for their own legal costs regarding the lease.

### EPC

Energy Efficiency Rating: E

### Viewing

To discuss the property or to arrange a viewing please contact **Tony Rowland or Jenny Jackson**:

01386 765700

[trowland@sheldonbosleyknight.co.uk](mailto:trowland@sheldonbosleyknight.co.uk)

[jjackson@sheldonbosleyknight.co.uk](mailto:jjackson@sheldonbosleyknight.co.uk)

### Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

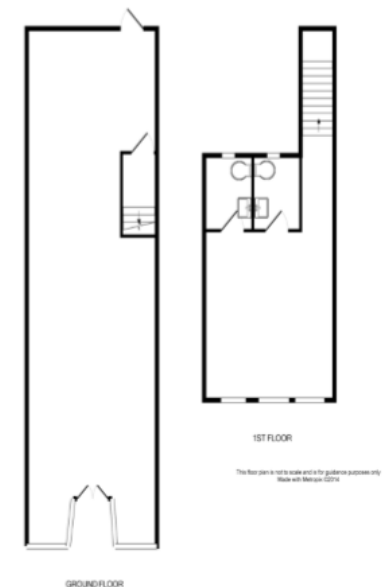
#### Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

### VAT:

The VAT position relating to the property may change without notice.



#### Leamington Spa

29 Denby Buildings  
Regent Grove  
Leamington Spa  
CV32 4NY  
Tel: 01926 430555

#### Kenilworth

9 The Square  
Kenilworth  
Warwickshire  
CV8 1EF  
Tel: 01926 857595

#### Stratford-Upon-Avon

Morgan House,  
58 Ely Street  
Stratford-Upon-Avon  
Warwickshire, CV37 6LN  
Tel: 01789 292310

#### Shipston-on-Stour

The Comer House,  
Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: 01608 661666

#### Evesham

1-3 Merstow Green  
Evesham  
Worcestershire  
WR11 4BD  
Tel: 01386 414900

#### Evesham (Commercial)

6 Abbey Lane  
Evesham  
Worcestershire  
WR11 4BN  
Tel: 01386 765700

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COMMERCIAL

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