



TLG Commercial
Chartered Surveyors

**Suites 7 & 8 Clifton Chambers
52 High Street
Evesham
WR11 4HG**

Office Accommodation To Let as a whole or two independent units
Extending to 197.3m² (2,123ft²)

Price Rent £14,500 pax



www.tlgea.com

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com



LOCATION

The property is situated within the prime section of Evesham High Street adjacent to Barclays Bank, with other tenants nearby including Edinburgh Woollen Mill, Lloyds, Bon Marche and The Works. The High Street and Bridge Street form the main shopping areas of Evesham.

DESCRIPTION

Suite 7 & 8 Clifton Chambers, 52 High Street form part of three storey brick built premises. The retail unit is accessed by a communal entrance off Oat Street and a private entrance off the High Street to the left hand side of Mace News Agents. The property comprises of two large offices and three smaller offices, two stores and two kitchenettes.

ACCOMMODATION

Suite 8

Large office	93.23m ² (1003ft ²)
Kitchenette	7.07m ² (76.1ft ²)

Suite 7

Large front office	34.3m ² (369.6ft ²)
Office two	5.82m ² (62.6ft ²)
Office three	23.6m ² (254ft ²)
Office four	10.8m ² (116f.3ft ²)
Store	5.4m ² (57.7ft ²)
Rear kitchenette	4.54m ² (48.9ft ²)
Rear store	3.53m ² (37.96ft ²)

Total net internal area 197.3m² (2,123ft²)

SERVICES

Mains electricity, water, foul water drainage, air conditioning, gas fired central heating with partial

heating via night storage heaters are provided. The ingoing tenant will need to confirm continuity of supply with the utility provider. Access via a lift from the Oat Street entrance.

TERMS

Property is available on a leasehold basis for an estimated term of 3-5 years.

RATES

Currently the two units are rated separately. Suite 7's rateable value as per the 2017 listing is £5,100 per annum. Suite 8's rateable value as per the 2017 listing is £8,500 per annum. If the unit is taken in whole then the rateable value may be reassessed by the VOA.

VAT

No VAT applicable.

SERVICE CHARGE

A reasonable service charge will be levied on the ingoing tenant to cover the maintenance and cleaning of communal areas.

VIEWINGS

Strictly by prior arrangement via the agents

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Contact: Richard Connolly

Telephone: 01386 765700

Email: Richard.Connolly@tlgea.com

IMPORTANT NOTES

Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.





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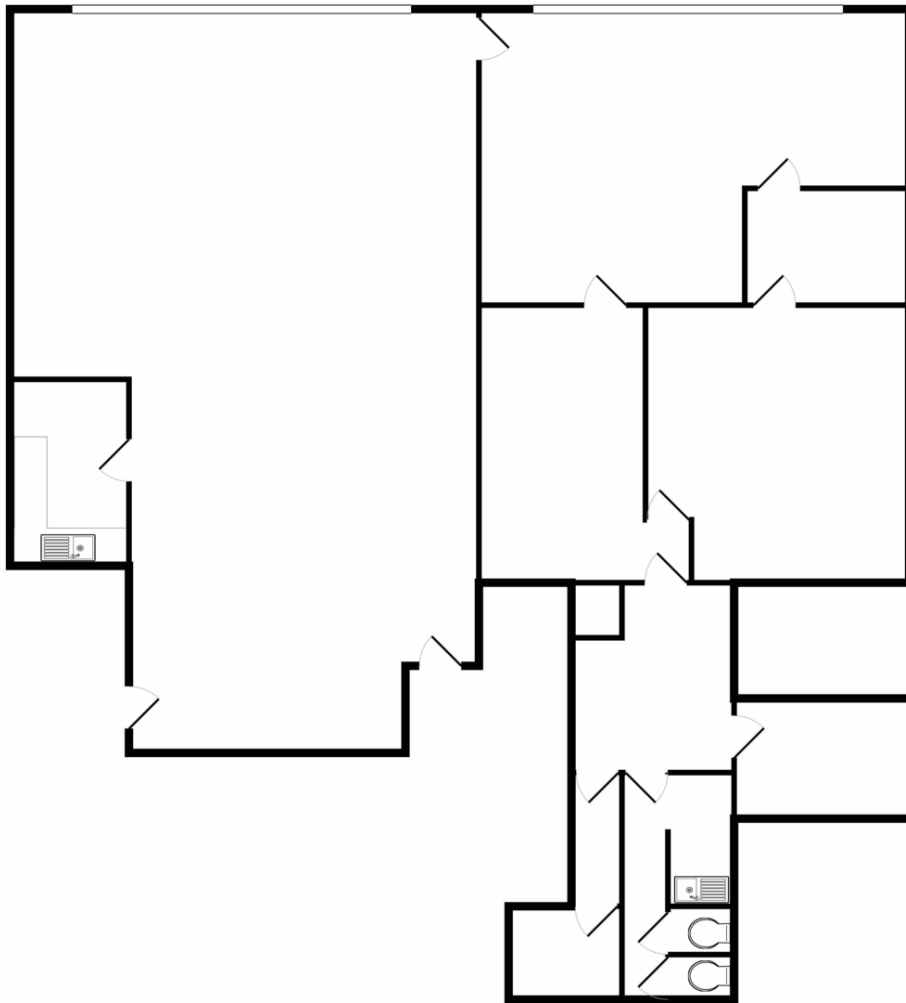
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Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.

Misdescriptions Act

These particulars are a general guide only, must not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



This floor plan is not to scale and is for guidance purposes only
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