



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the heart of this pedestrianised town centre adjacent to **The Money Shop** and **Shoezone**, directly opposite the **Riverside Shopping Centre** and amongst a host of multiples such as **Costa, Boots, HSBC, Sports Direct, Card Factory, Specsavers** and many others.

Evesham is an attractive market town lying midway between Worcester and Stratford some 30 miles south of Birmingham, enjoying easy access to the M5 (J9) via the A46.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

The second floor staircase has been partially removed and is therefore currently unused.

VAT is payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	17'4"
Internal Width	13'10"
widening at rear to	16'0"
Shop Depth	89'11"
Built Depth	106'3"
Sales Area	Approx 1,225 sq ft
Store Area	Approx 255 sq ft
First Floor Ancillary	
Area	Approx 450 sq ft
WC	
Second Floor (Not used)	
Area	Approx 700 sq ft
Total Area	Approx 2,630 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note: The current Rateable Value is £32,750 (2010 List), however, no vacant rates are payable on Listed Buildings.

Vacant Shop & Upper Part

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 - Plan not to scale

VENDOR'S SOLICITORS
 KTP Solicitors Tel: 01443 402 420
 Ref: C Aubrey Esq - Email: csa@ktpsolicitors.net

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts