



SITUATION

Occupying a prominent trading position in the heart of this pedestrianised town centre adjacent to **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 applicable to 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
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Second Floor (Not used)

Area	Approx 700 sq ft
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Total Area

Approx 2,630 sq ft

FREEHOLD

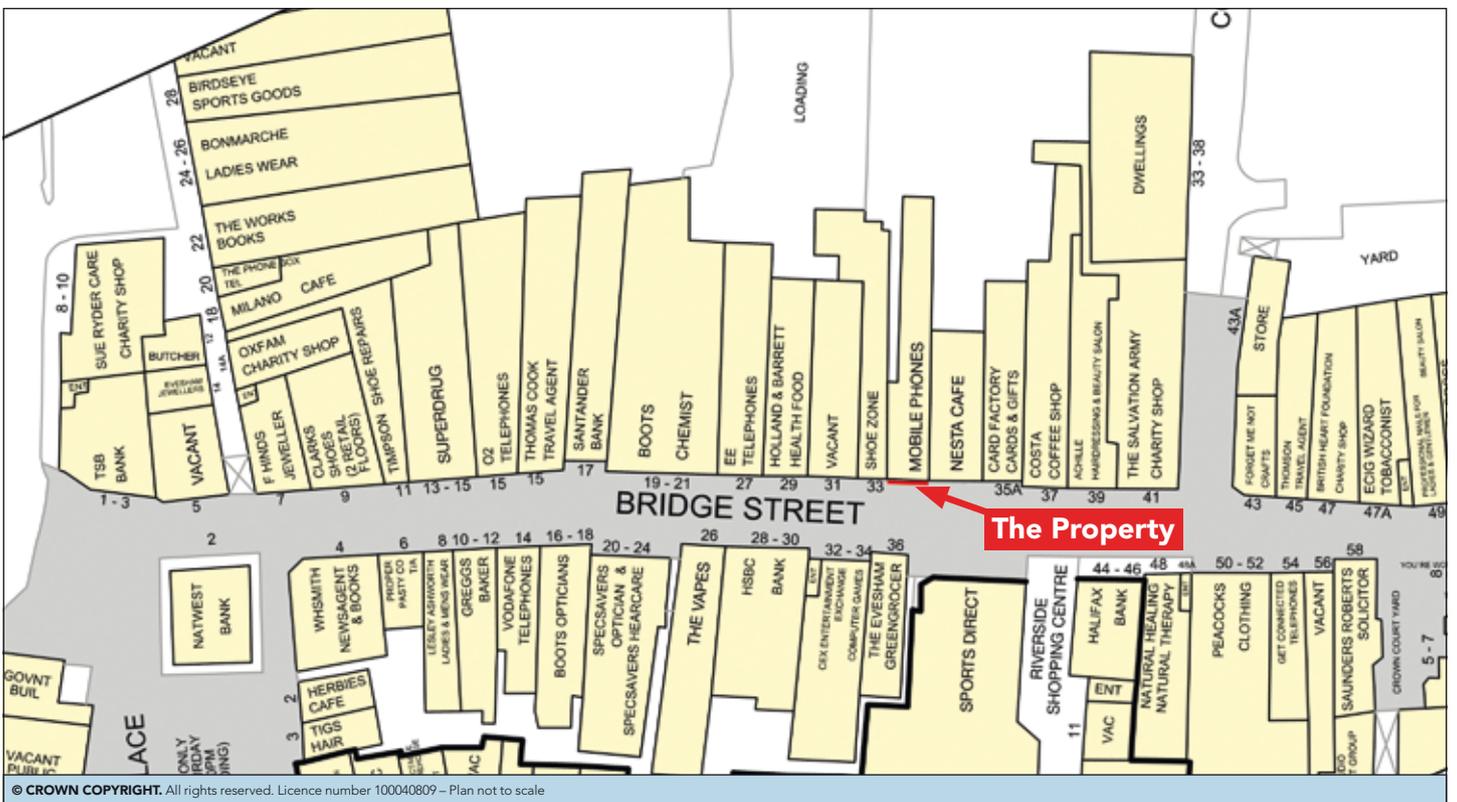
TENANCY

The entire property is let on a full repairing and insuring lease to **S. Shirzad (mobile phone sales and repairs)** for a term of 5 years from 2nd January 2017 (**renewal from a previous Licence**) at a current rent of **£12,000 per annum** exclusive.

£12,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

View Opposite Property



VENDOR'S SOLICITORS
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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