



## SITUATION

Located close to the junction with Bridge Street in the town centre, nearby multiples such as **RA Bennett, Howden Insurance** and **Leaders** and a variety of independent retailers, restaurants, cafés and bars, as well as being close to the pedestrianised zone.

Evesham is an attractive market town lying midway between Worcester and Stratford some 30 miles south of Birmingham, enjoying easy access to the M5 (Junction 9) via the A46.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Shop	Gross Frontage Area Approx. 960 sq ft <sup>1</sup> WC	33'0"	<b>Lykke and Hygge Ltd</b> (Hairdressers)	7 years from 22nd August 2019	£12,500	FRI <b>Rent Review 2026</b> <b>£3,125 Rent Deposit held.</b>  <b>Note: The Tenant did not operate their 2024 Break Clause.</b>
Flat 1 (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (Area Approx. 645 sq ft <sup>2</sup> )	<b>2 Individuals</b>	1 year from 27th June 2023	£9,300	AST <b>£850 Rent Deposit held.</b>	
Flat 2 (First Floor)	Studio/Living Room/Kitchen, Bathroom/WC (Area Approx. 420 sq ft <sup>2</sup> )	<b>Individual</b>	1 year from 27th January 2023	£7,500	AST Holding Over. <b>£700 Rent Deposit held.</b>	
Flat 3 (Second Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (Area Approx. 655 sq ft <sup>2</sup> )	<b>Individual</b>	1 year from 22nd October 2022	£9,000	AST Holding Over. <b>£850 Rent Deposit held.</b>	
Flat 4 (Second Floor)	Studio/Living Room/Kitchen, Bathroom/WC (Area Approx. 430 sq ft <sup>2</sup> )	<b>Individual</b>	1 year from 10th August 2023	£8,040	AST <b>£675 Rent Deposit held.</b>	
				<b>Total: £46,340</b>		

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to **4 Self-Contained Flats** on the first and second floors.

[Refer to the Auctioneers for the floor plans.](#)

**VAT is NOT applicable to this Lot**

**FREEHOLD**

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

<sup>2</sup>Not inspected by Barnett Ross. Accommodation and areas provided by Vendor.



**£46,340** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

**Vendor's Solicitors**

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: David Spitzer

Email: dspitzer@bnllaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**