

# FOR SALE

## HIGH STREET INVESTMENT

**Hitchcock & Wright**  
CHARTERED SURVEYORS & Partners

£248,000



## 35-35A BRIDGE STREET, EVESHAM WR11 4SQ

### SITUATION AND DESCRIPTION

Evesham, a market town straddling the River Avon approximately 17 miles north of Cheltenham and 18 miles Southeast of Worcester. The retail centre of the town is pedestrianised Bridge Street where a number of national and regional retailers are represented including Costa Coffee, Peacocks, Sports Direct, Holland and Barrett, Boots and Specsavers etc. The three storey property is on the east side of Bridge Street adjacent to Costa Coffee and directly opposite Sports Direct.

### ACCOMMODATION

Ground floor self-contained retail premises occupied by Card Factory. First and second floor two bedroom residential accommodation with independent access.

### FLOOR AREAS

Ground floor gross frontage	5m	(16 ft 4")
Overall depth	26m	(85.3 ft)
Ground floor area	116.1 sq.m.	(1,250 sq.ft.)

### TENURE

The property is held freehold Title No. HW125297 subject to and with the benefits of tenancies.

35A Bridge Street (shop) Sports Swift Limited trading as Card Factory 5 year term from the 6th September 2022 at a rent of £17,000 per annum exclusive, tenant break 6th September 2025 not operated. The tenant has been in continuous occupation since 2006, lease drafted on an internal repairing and fully recoverable terms.

35 Bridge (residential) occupied by way of a periodic tenancy at a current rent of £525.00 per calendar month / £6,300 per annum. Long standing tenants.

Total income Sports Swift Limited	-	£17,000 per annum
Residential	-	£6,300 per annum
Total	-	£23,300 per annum

### PROPOSAL

Offers are sought in the region of £248,000 (Two Hundred and Forty Eight Thousand Pounds) electing a gross yield of approximately 9%.

### UNIFORM BUSINESS RATES

35 Bridge Street has a rateable value of £12,000.

### COUNCIL TAX RESIDENTIAL

35 Bridge Street is assessed as Band A.

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### EPC

35A Bridge Street Rating C.

35 Bridge Street Residential Rating E valid until January 2030.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: johnbarker@hwp.co.uk

Subject to Contract

Details Prepared May 2025



