

# The Gallery Properties

**COMMERCIAL**

**TO LET**



## Retail/Office—Port Street, Evesham **£8400 per annum**

- Direct pedestrian access
- Large display window
- Flexible terms
- Suitable for a range of office/retail users
- Total area extends to 721,182sq/ft

Lettings

Sales

Commercial

Residential

# The Gallery Properties



## LOCATION

The property is located in very attractive location on Port Street in Evesham, providing excellent access to the local amenities including shops, banks, bus and railway station. Evesham is a small market town located on the bank of the River Avon. There are good road connections in place using the Evesham bypass A46, giving quick access to some of the major motorways including M5 and M40. Some larger towns such as Stratford-upon Avon, Worcester and Cheltenham are some 15 miles away from the town. There are trains every 45–55 minutes to London Paddington that take approximately 1 hour 45 minutes and trains to Birmingham take around 90 minutes (changing at Worcester).

The nearest major airport is Birmingham International about 40 minutes away by trunk roads and the M42 motorway

## DESCRIPTION AND ACCOMMODATION

The attractive period property is of brick construction. It was formerly a retail shop, although the accommodation is suitable for a variety of commercial uses such as financial advisory services offices, general retail, coffee shop, stylish boutique subject to planning. The property is offered vacant with various uses.

In detail the accommodation comprises: Pedestrian access is directly from Port Street with the benefit of a large display window .

Total area: 67,26m<sup>2</sup>(721,182ft<sup>2</sup>)

Retail area extends to 54m<sup>2</sup>

Storage area: 5,5m<sup>2</sup>

Separate toilet and kitchenette.

## SERVICES

Mains Electricity, water and foul water drainage are connected to the property. BT is connected to the premises, all interested parties are advised to make their own enquiries and confirm continuity of the supply.

## BUSSINESS RATES

The property may benefit from rates exemption / reductions dependent

on individual circumstances. Prospective tenants are encouraged to contact the Rating Authority to verify all rating information.

## TENURE AND LEASE

Flexible

## OUTGOINGS

To be assessed.

## VAT

The property is not VAT elected and as such VAT will not be payable on the rent.

## LEGAL COSTS

Each party to pay their own legal costs.

## PARKING NOTES

There is no allocated parking.

## PLANNING

The agent understands that property has A1 use with permitted development for a variety of uses as defined by 1987 Use Classes Order.

Any appliances which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate

Lettings

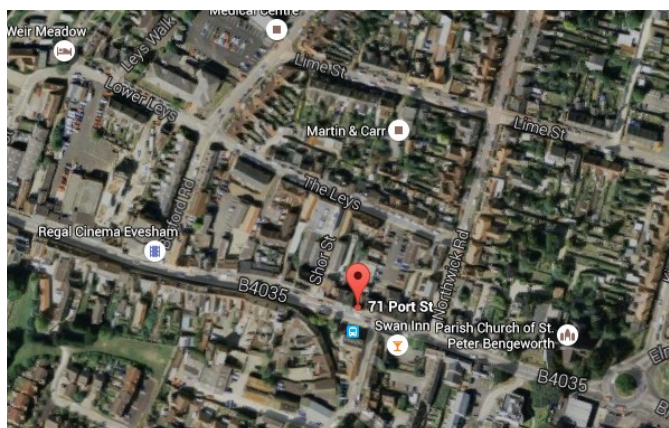
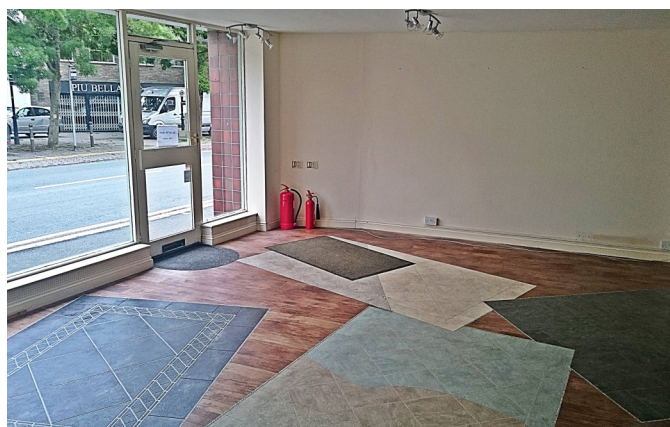
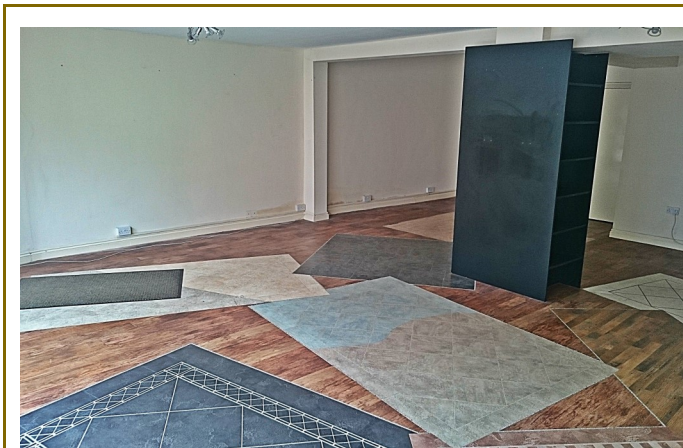
Sales

Commercial

Residential



# The Gallery Properties



**The Gallery Properties**  
was Evesham Letting Agents  
Commercial & Residential  
Sales & Lettings

Dresden House, 51 High Street,  
Evesham, WR11 4DA  
Tel. 01386-443-597  
office@galleryproperties.uk  
www.galleryproperties.uk

Lettings

Sales

Commercial

Residential