

6 & 14 Bridge Court, 64, Bridge Street, Evesham, WR11 4RY

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Offers In The Region Of £230,000

- Prime Town Centre Location – Situated in the heart of Evesham, just moments from the historic riverside and key local amenities.
- ERV: £14,000 per annum on the ground floor and £6,000 for the upper floors
- Offers in the region of £230,000
- For Sale/To Let
- Flexible Layout – Upper floors with exposed beams and scope for residential adaptation; ground floor includes kitchen and WC facilities.
- Freehold basis currently offering vacant possession.

Location
Bridge Court, located on Bridge Street in the heart of Evesham, offers a charming and convenient setting just a short walk from the town's historic riverside and local amenities. This development combines modern living with traditional market town character, providing easy access to shops, restaurants, and public transport links.

Description
The property is a charming Grade II listed building, featuring classic sash window frames and a slate roof. The ground floor offers a well-proportioned retail space, suitable for a variety of uses including a tea room, restaurant, ice cream parlour, waffle house, craft centre, haberdashery, or information centre.

The upper floors provide characterful office accommodation with exposed beams and could, subject to planning permission, be converted to residential use. A kitchen and toilet are already in place on the ground floor.

Tenure
The property is available Freehold currently to be sold with vacant possession.

VAT
The building is VAT not elected.

Business Rates
6 Bridge Court: £9,700 current rateable value (1 April 2023 to present)

14 Bridge Court: £5,600 current rateable value (1 April 2023 to present)

Qualifying businesses with a rateable value of up to £12,000 currently receive 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier.

Energy Performance Certificate
EPC Rating: C 69 (Expired 22 May 2021. An active EPC is currently being commissioned)

Legal
Each party will be responsible for their own legal costs associated with the transaction.

Viewing
Viewings are strictly by appointment only. To arrange a viewing, please contact the Commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700

Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.








FIRE
EXIT

Plan

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For further information please email commercial@sheldonbosleyknight.co.uk