

High Street, Evesham, WR11 4DU

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£455,000

- EPC: E (113)
- Freehold Available
- Grade II Listed
- Rateable Value: £27,500
- Suitable for Continued Use or Redevelopment STP

Prominently positioned on the main High Street, this attractive three-storey period building offers versatile accommodation ideal for office, commercial, or residential redevelopment opportunities (subject to planning).

Description
Prominently situated on the main High Street, this attractive three-storey former town house offers versatile accommodation ideally suited for continued office use or potential alternative commercial or residential redevelopment (subject to planning). The property has most recently been occupied by an accountancy practice and provides a range of private and open-plan office areas across three floors, together with ancillary facilities.

The original building retains much of its period charm, featuring sash-style windows and a central entrance with decorative balcony above. Over the years, extensions to the rear have been added to increase the overall footprint, creating a generous amount of flexible internal space.

Internally, the property comprises a mix of cellular and open-plan office rooms, with the ground floor providing reception and client-facing areas, while the upper floors offer further offices, storage, and meeting rooms. The basement cellar provides useful storage.

The specification includes a mix of carpeted and timber floors, single and double-glazed windows, and heating via electric space heaters and a gas-fired central heating system. Lighting is provided by a combination of recessed spotlights and surface-mounted fluorescent fittings.

This characterful period property offers excellent frontage and visibility, with convenient on-street parking nearby and easy access to town centre amenities.

Location
Evesham is a picturesque town nestled in the heart of Worcestershire, boasting a rich tapestry of history, culture, and natural beauty. With its charming streets lined with historic buildings, vibrant market squares and stunning riverside walks. Located approximately 17 miles from Cheltenham, 16 miles from Worcester and 15 miles from Stratford-upon-Avon. The A46 and A435 connect Evesham to the M5 via Junction 9 and M42 via Junction 3.

Accommodation
Floor Areas:

Basement: 576 ft^2 (56.5 m^2)
Ground Floor: 3,456 ft^2 (321.0 m^2)
First Floor: 2,215 ft^2 (205.8 m^2)
Second Floor: 1,119 ft^2 (103.9 m^2)

Tenure
The freehold is for sale by private treaty with an asking price of £455,000.

Services
The unit is connected to mains services including electricity, gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

Planning
Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Wychavon District Council on planning@wychavon.gov.uk or call 01386 565 565.

Viewing
By prior appointment only. Please contact the commercial team: 01386 765700 or commercial@sheldonbosleyknight.co.uk

Energy Performance Certificate
The property has an EPC rating of E (113).

Business Rates
The current rateable value as of 1 April 2023 is £27,500

VAT
VAT is not charged on the property.

Legal Costs
Each party is to meet their own costs.

Importnant 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.

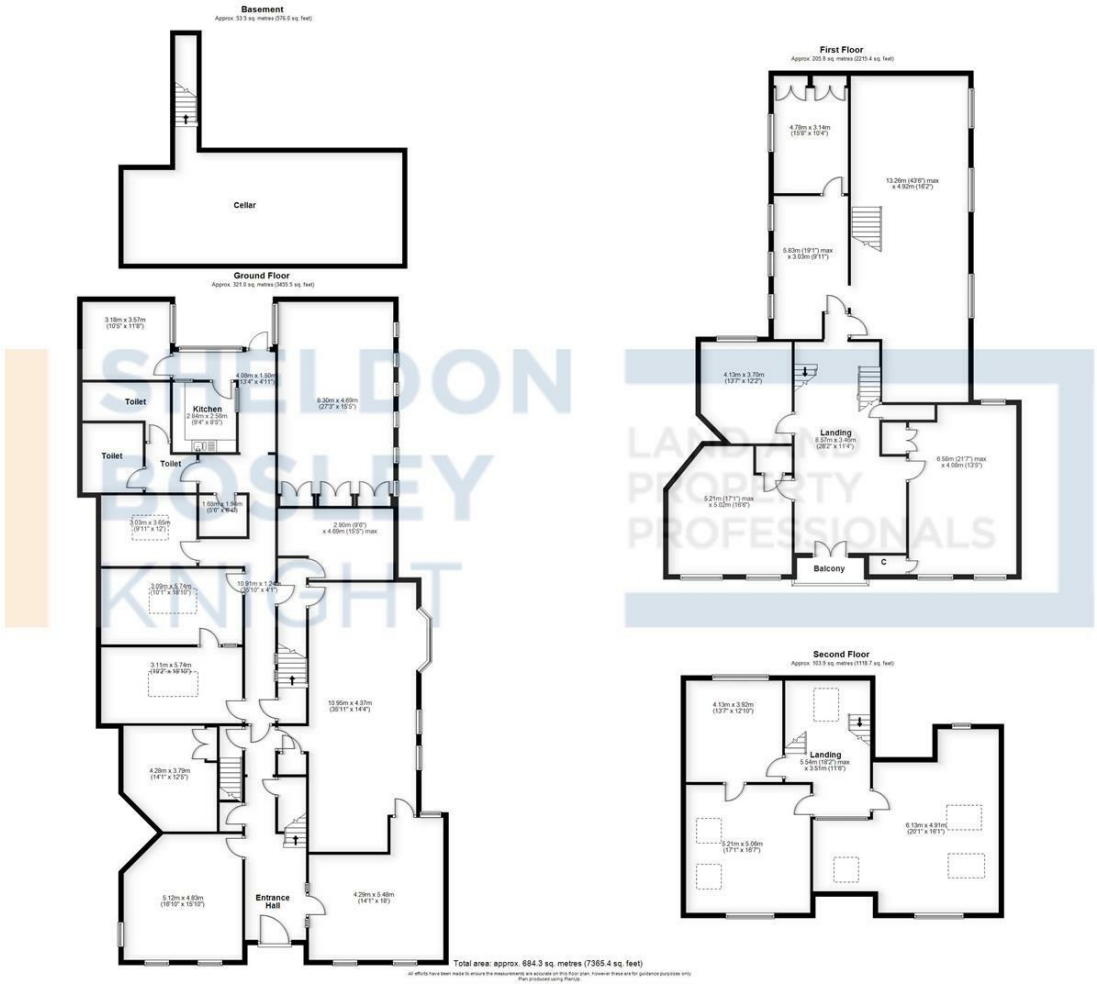








Plan



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