



69 Bridge Street, Evesham, WR11 4SF

69 Bridge Street is a 3-storey plus basement retail and office premises spanning 2,414sqft

Summary

Tenure	To Let
Available Size	2,414 sq ft / 224.27 sq m
Rent	£21,000 per annum
Rateable Value	£8,000 Benefits from 100% small business rate relief
EPC Rating	Upon enquiry

Key Points

- 3 Storeys and basement
- Retail & office
- Rear access
- Side parking
- Significant frontage
- Entirely self contained
- Detached premises
- 3 Months rent free

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DESCRIPTION

Currently the Flying Dragon Chinese Takeaway, 69 Bridge Street is a character 3 storey brick built detached property with full glazed frontages on its ground floor and victorian single glazed windows throughout the first and second floors. Equipped with first and second floor offices, the premises are formed of a sales area and kitchen on the ground floor along with 3 store rooms within the basement, together with basement rear access via a gated pedestrian entrance at the rear.

LOCATION

69 Bridge Street is positioned perfectly on the River Avon, with picturesque views along the embankments including Workman Gardens. With prominent frontage to oncoming vehicles through the Bridgeway and relative footfall, the property is located some 0.9 miles West of the A46 and 1.6 miles South of the A44.

VIEWINGS

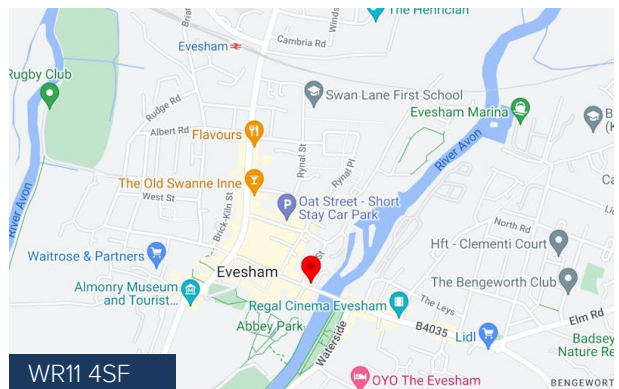
Strictly by appointment with Shepherd Commercial

TERMS

The property is to be offered to the leasehold open-market for the sum of £21,000 per annum for a minimum term of 5 years incorporating reviews and tenant breaks appropriately.

DEPOSIT

A deposit of 3 months is required.



Viewing & Further Information

ROSS BENDALL

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