



FOR SALE

Offers on £375,000

- The launderette business (western side of the premises) is also offered for sale
Asking Price £15,500
- It will be possible to rent the ground floor premises.
Asking Rent £12,000 per annum
- Retail lock-up shop (eastern side of premises)
Asking Rent £4,500 per annum



**65 Port Street
Evesham
WR11 3LF**

SBK
COMMERCIAL

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& G

65 Port Street, Evesham WR11 3LF

Location

The property fronts onto the higher end of Port Street and is within walking distance of Evesham's main shopping centre. Port Street is one of the main thoroughfares into the town centre, benefitting from a high volume of pedestrian footfall. Port Street is a thriving tertiary shopping centre for Evesham with a number of well-established and newly opened independent traders including a travel agent, butchers shops, restaurants, fish & chip shop and public house. The recently restored Regal Cinema attracts many more people from out of Town into the area.

Description

65 Port Street is a mixed-use investment with two retail lock-up shops on the ground floor and four one-bedroom flats/bedsits on the first and second floor accessed from the rear of the shop. There are communal lobbies on the first floor giving access to all the flats. The commercial unit comprises two parts; one is a well-established launderette and the other is a retail lock-up shop. There is limited car parking at the rear of the shop for one car.

65 Port Street is a traditional brick constructed building, part timber framed with rendered painted external finish under a pitch tiled roof. It is part double glazed with uPVC windows, part single glazed with wooden window frames.

The ground floor retail shops are accessed by a recessed open fronted porch. The residential accommodation is accessed from the rear via a steel staircase leading to first floor level.

Accommodation in detail:

Ground Floor:

Part glazed entrance door leads into the left-hand side retail area 47.40m² (510ft²).
Internal corridor (to allow maintenance of the launderette machinery) 17.85m² (192ft²).
Rear cloakroom 3.88m² (42ft²).
Right hand retail lock-up shop: Retail area 20.58m² (221ft²).
Rear retail store 12.82m² (138ft²).
Rear lean-to store 6.53m² (70ft²).
Gross internal area 109.06m² (1173ft²).

Residential accommodation:

First floor communal area entrance hall 2.38m².
Hallway 7.41m².
Cupboard under stairs 0.74m².
Total communal area 10.53m² (113ft²)

Flat 2B

Entrance door from the first-floor landing leads into the sitting room/bedroom 22.43m².
Kitchen 8.08m². Equipment comprises four eye level cupboards, two low level cupboards, stainless steel sink, Formica worktop with tiled splashback.
Bathroom 4.69m².
Gross internal area 35.20m² (379ft²).

Flat 3C

Sitting room/bedroom/kitchen – 19.09m². Equipment comprises stainless steel sink, Formica worktop, four eye level cupboards, two low level cupboards.
Bathroom 3.51m².
Gross internal area 22.60m² (243ft²).

Flat 4D

Sitting room/bedroom 13.15m² (to include built-in wardrobe).
Kitchen 11.48m². Equipment comprises seven low level cupboards, two eye level cupboards, electric oven, stainless steel sink on Formica worktop with tiled splashback.
Hallway 3.18m²
Bathroom 4.99m²
Gross internal area 32.80m² (353ft²).

On the first-floor landing stairs rise to the second-floor landing area 2.74m². From there access can be gained to Flat 1A.

Flat 1A

Kitchen 9.59m². Equipment comprises electric stove, stainless steel sink mounted on Formica worktop, three low level cupboards and an airing cupboard with Megaflo cylinder.
Sitting room 11.58m²
Bedroom 11m²
Bathroom 3.83m²
Gross internal area 36m² (387ft²)

Leamington Spa

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth

9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon

Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour

The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Shipston-on-Stour

1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

Evesham (Commercial)

6 Abbey Lane
Evesham
Worcestershire
WR11 4BN
Tel: 01386 765700

Exceeding the Standard

sheidobosleyknight.co.uk



Services

It is understood that electric, water and foul water drainage are connected to the property. The commercial premises has mains gas fitted. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Terms

The property is available Freehold, subject to the existing Leasehold interests.

The current rent roll on the tenants is as follows:

Ground floor retail:

Owner/occupied

Residential:

Flat 1A - £500 per calendar month (£6,000 pa)

Flat 2B - £450 per calendar month (£5,400 pa)

Flat 3C - £400 per calendar month (£4,800 pa)

Flat 4D - £450 per calendar month (£5,400 pa)

Total £21,600 per annum



Rates

65 Port Street - £4,750 gross rateable value

65A Port Street - £4,450 gross rateable value

Rates payable 2018/19:

48.0 pence in the pound. Application should be made to Wychavon District Council to enquire whether any small business rate relief will be available on this premises.

Residential accommodation:

The flats are listed as being Council Tax Band A.

Energy Performance Certificate

Ground floor retail space EPC Rating C (69)

Residential accommodation:

Flat 1A – F (32)

Flat 2B – E (42)

Flat 3C – E (49)

Flat 4D – F (31)

Car Parking

One car parking space

Legal Costs

Each party to be responsible for their own legal costs associated with the preparation of the sale contract.

Viewings

Strictly by prior appointment with the agent's office, please contact Tony Rowland of Timothy Lea & Griffiths trading as SBK Commercial Property.

Telephone: 01386 765700

Email: trowland@sheldonbosleyknight.co.uk

Planning

Local planning authority:

Wychavon District Council, Civic Centre,
Queen Elizabeth Drive, Pershore,
Worcestershire WR10 1PT

Telephone: 01386 565000



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