



High Street, Evesham, WR11 4PA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £18,000 Per Annum

- Available to Let
- Suitable For a Variety Of Uses
- Class E Planning
- Approx. 115.17m<sup>2</sup> (1240 ft<sup>2</sup>)

72 High Street, Evesham is a retail unit located in the heart of Evesham Town Centre. The property is let in shell condition ready for tenant fit out with E Class business and service use including retail, restaurant, office and financial/professional services.

## **Location**

Evesham High Street is known for its charming atmosphere and historic buildings. It is a popular destination for locals and visitors alike, offering a range of shops, boutiques, restaurants, cafes, and other establishments, making it a bustling hub of activity.

## **Accommodation**

The Unit comprises the following accommodation:

Open Retail space: 115.17m<sup>2</sup> (1240 ft<sup>2</sup>)

Works have commenced, addressing essential upgrades including basic electrics, lighting, plumbing for welfare facilities, and improvements to the shop frontage.

## **Services**

This unit benefits from mains electricity, water and drainage. Ingoing tenants will need to confirm continuity of the supply.

## **Service Charge & Insurance**

Service charge is approximately £700 plus VAT for the current service charge year to 31st December. Insurance is approx. £840 plus VAT for the current year which ends 31st March 2026.

## **Terms**

Terms are anticipated to be negotiated in the region of 5-10 years on an effective Full Repairing and Insuring Lease.

## **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](mailto:planning@wychavon.gov.uk) or call 01386 565 565.

## **Business Rates**

Business Rates: To be confirmed

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. Enquire at [www.wychavon.gov.uk](http://www.wychavon.gov.uk) for more details.

## **EPC**

EPC Certificate: Band C

## **VAT**

The property is elected for VAT and therefore is applicable on the rent and service charge.

## **Legal Costs**

Each party will be responsible for their own legal costs associated with the preparation of the lease

## **Viewing**

Sheldon Bosley Knight have been instructed as the sole agent. To arrange a viewing please contact the [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk) or 01386 765700.

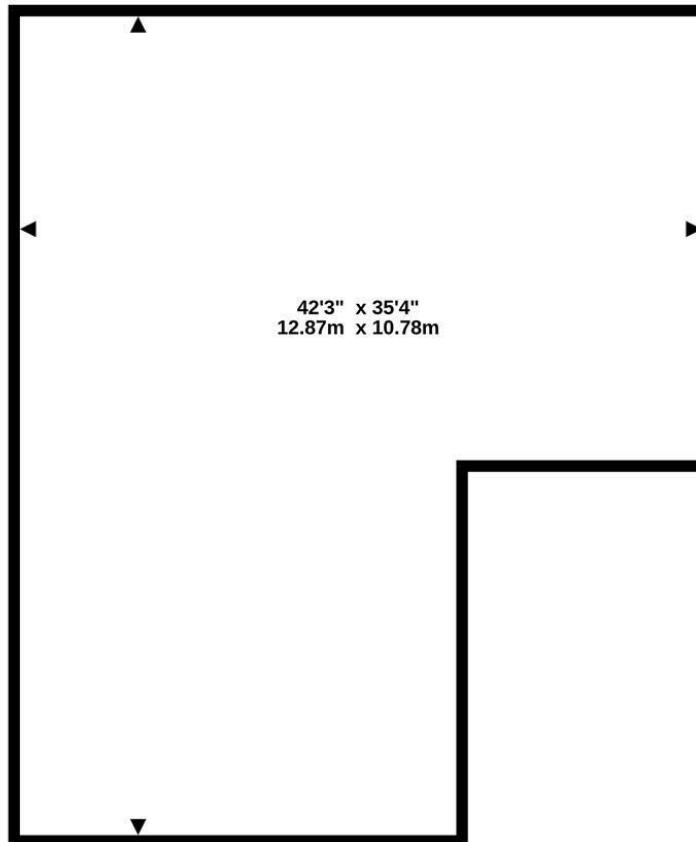
## **Important Notes**

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



# Plan

GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)