



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

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offers Over £239,000

- Prime Town Centre Location – Situated in the heart of Evesham, just moments from the historic riverside and key local amenities.
- Current Income with Growth Potential – Let at £13,000 p.a. with an Estimated Rental Value (ERV) of £18,000 and potential for enhanced returns via residential conversion.
- Offers Over £239,000
- Mixed-Use Investment Opportunity – Ground floor let to a popular craft beer bar (BCM), with upper floors offering office space or residential conversion potential (STPP)
- Flexible Layout – Upper floors with exposed beams and scope for residential adaptation; ground floor includes kitchen and WC facilities.
- Freehold

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 demise is a charming Grade II listed building that currently houses BCM (Bromsgrove Crafty Monkey), a popular craft-beer bar nestled within Bridge Court. The building's street frontage dates from the early to mid-19th century, featuring classic sash windows frames and a slate roof. The upper floors benefit exposed beam office accommodation that could be converted to residential (subject to planning) with a ground floor kitchen and toilet.

Investment

The property is partly let, providing a total annual rental income presently of £13,000 and an ERV of £18,000. The ground floor is occupied by Bromsgrove Crafty Monkeys Ltd on a five-year lease from 8th March 2018 at a current rent of £13,000 per annum. The lease benefits from security of tenure under the Landlord and Tenant Act 1954 and is held on internal repairing and insuring terms.

The upper floors are currently vacant however, were let at a rental value of £5,000 per annum. It is estimated that conversion of the upper floor to residential (subject to planning) could achieve somewhere between £750 - £850 pcm.

Tenure

The property is available Freehold subject to the existing tenancy

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.



Plan



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