



Swan Lane, Evesham, WR11 4PA

# £12,000 Per Annum

- Double Fronted Retail Premises
- Extending to approximately 100.2m2 (1078 sqft)
- EPC: C
- Central Location
- Rateable Value: £12,750

An excellent opportunity to acquire a well-established, double fronted retail premises prominently positioned on a busy road, situated at the junction of Swan Lane and the High Street in the heart of Evesham. Benefiting from high footfall and excellent visibility, this property offers a commanding presence ideal for attracting passing trade.

## Location

Swan Street is centrally located in the market town of Evesham, Worcestershire. Positioned just off the High Street, it enjoys a prominent setting with excellent accessibility and strong footfall. The street benefits from a mix of independent shops, cafés, and national retailers, Evesham itself is a popular town, conveniently situated with good road links to Worcester, Cheltenham, and Stratford-upon-Avon, as well as direct rail services to London Paddington. Swan Street's central position makes it an attractive location for both local shoppers and visitors to the town.

## Description

The property comprises a large open retail area extending to approximately 41m2 (445sqft) with additional consultation rooms and storage.

## Services

Mains electricity, water and drainage are connected to the property.

## Business Rates

Rateable Value 2023: £12,750

Qualifying businesses with a rateable value of £12,000 or below currently get 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.

## 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

## VAT

The property is presently not elected for VAT.

## Viewing

To arrange a viewing please contact the commercial Team: 01386 765700 or email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk).

## Important Information

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.

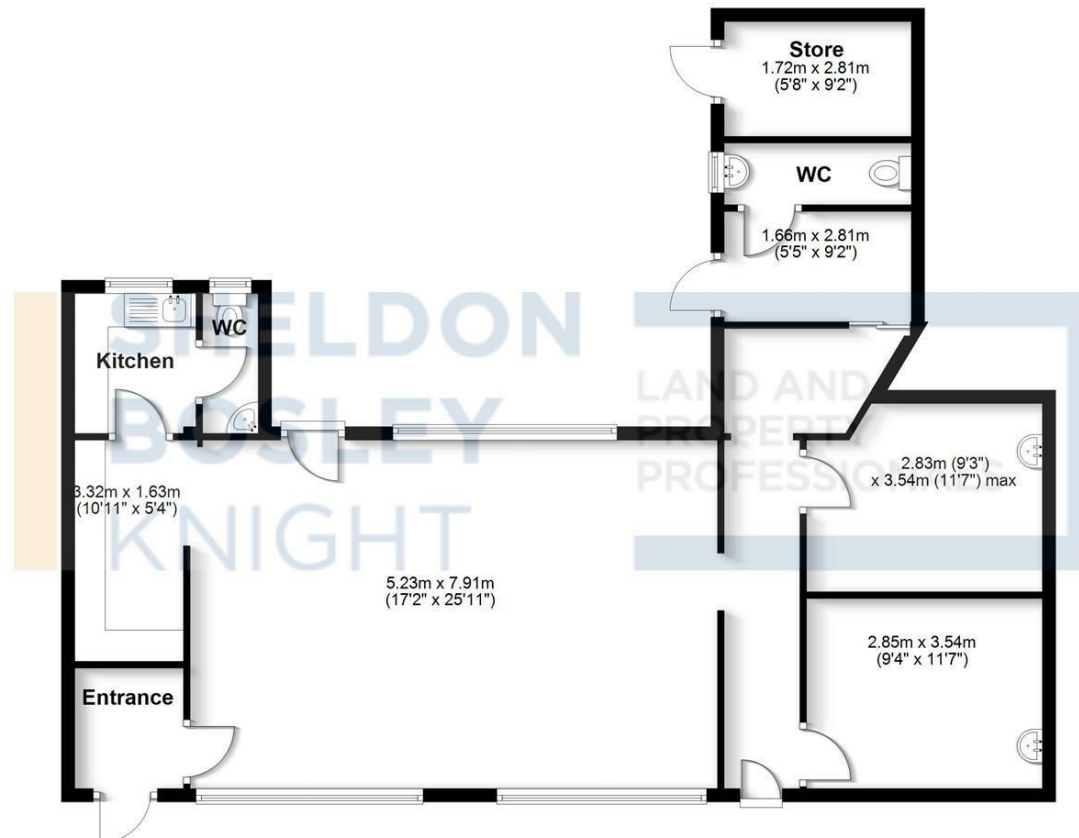
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.



# Plan

## Ground Floor

Approx. 100.2 sq. metres (1078.7 sq. feet)



Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.

For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)