

**fisher
german**

43-45 Bridge Street & 2, 4 & 6 Cowl Street

Evesham, WR11 4SG / WR11 4PL

Freehold
Mixed Use Investment
Town Centre Location





Key information



For Sale
£500,000



Current Income
£45,940 per annum



Mixed Use
2 x retail units
3 x flats



Town Centre Location
Evesham

43-45 Bridge Street & 2, 4 & 6 Cowl Street

Summary

- Retail and residential investment in Evesham town centre.
- Two retail units and three flats.
- Current income of £45,940 per annum.
- Reflecting a net initial yield of 8.8% (assuming standard purchasers costs).
- Freehold.

Description

The property comprises a significant Grade II Listed building set out as 2 retail shops on the ground floor fronting Bridge Street, with two floors above comprising 3 apartments (2 x two beds, 1 x four bed), separately accessed off Cowl Street.

Location

Evesham is a market town in the Wychavon District of Worcestershire. It is located roughly equidistant between Worcester, Cheltenham and Stratford-Upon-Avon. Access to the national motorway network is via Junction 6 of the M5 Motorway approximately 14 miles distant.

Evesham train station, which sits on the Cotswold Line between Oxford and Hereford is also only a short distance from both properties.

The property is located on the corner of Bridge Street and Cowl Street on one of the main retailing streets in Evesham town centre. The River Avon is only a short distance away. Neighbouring occupiers include Peacocks, Halifax, HSBC, Sports Direct, Card Factory, Holland and Barrett, Greggs, TG Jones and the Riverside Shopping Centre which houses a number of independent and well know retailers.

Locations

Pershire: 6.9 miles

Worcester: 16.4 miles

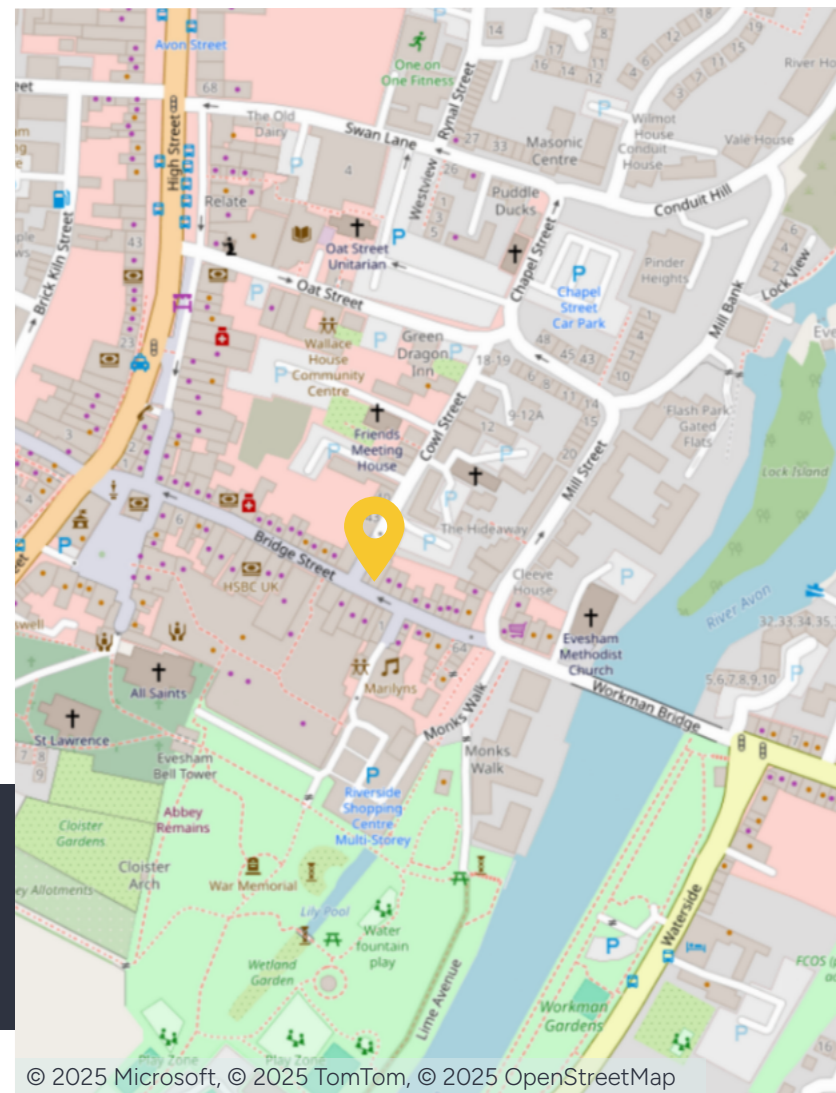
Cheltenham: 17.4 miles

Nearest station

Evesham: 0.6 miles

Nearest airport

Birmingham International: 32.7 miles



Further information

Tenure

Freehold, subject to existing occupational tenancies. The property is fully let at an annual rent of £45,940.

Title Registration Numbers

The subject properties are listed under 2 separate title numbers as follows:

43 – 45 Bridge Street – WR95689

2, 4 & 6 Cowl Street – WR113376

Information Pack

An information pack is available upon request, containing the following: -

- Title Documents
- Leases
- EPCs
- Gas Safety Records
- EIC Report

EPC

The accommodation benefits from the following EPC ratings:-

43 Bridge Street - D

Flat 2, Cowl Street - C

45 Bridge Street - B

Flat 4, Cowl Street - D

Flat 6, Cowl Street - D

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Proposal

We are instructed to seek offers based on £500,000 (Five Hundred Thousand Pounds), subject to contract. A purchase at this level represents a net initial yield of 8.8% (assuming standard purchaser costs).

43-45 Bridge Street & 2, 4 & 6 Cowl Street



Existing Tenancies

Number	Tenant	Sq Ft/ Beds	Rent (per annum)	Start Date	Lease Expiry	Term	Break Clause	Rent Review	Repairing Liability
43	Communication in Business Ltd t/a Amber Locks	981	£10,000	25.6.2024	24.6.2031	7 Years	Each and every anniversary of the date of the lease	3 rd & 6 th anniversary of the lease date	Internal repairing
45	JCB Barbers	707	£9,000	22.11.2023	15.11.2029	6 Years	16.11.2026	N/A	Internal repairing
Flat 2	Private	2 beds	£8,700 (£725 pcm)	-	Rolling Tenancies	-	-	-	-
Flat 4	Private	2 beds	£7,140 (£595 pcm)	-	Rolling Tenancies	-	-	-	-
Flat 6	Private	4 beds	£11,100 (£925 pcm)	-	Rolling Tenancies	-	-	-	-
Current Annual Income			£45,940 per annum						

Title Plan



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Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2026. Photographs dated August 2024.



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