



7 Bridge Street, Evesham, Worcestershire, WR11 4SQ

Offers in Region of **£260,000**

Full Planning Approval

Freehold

The Approval

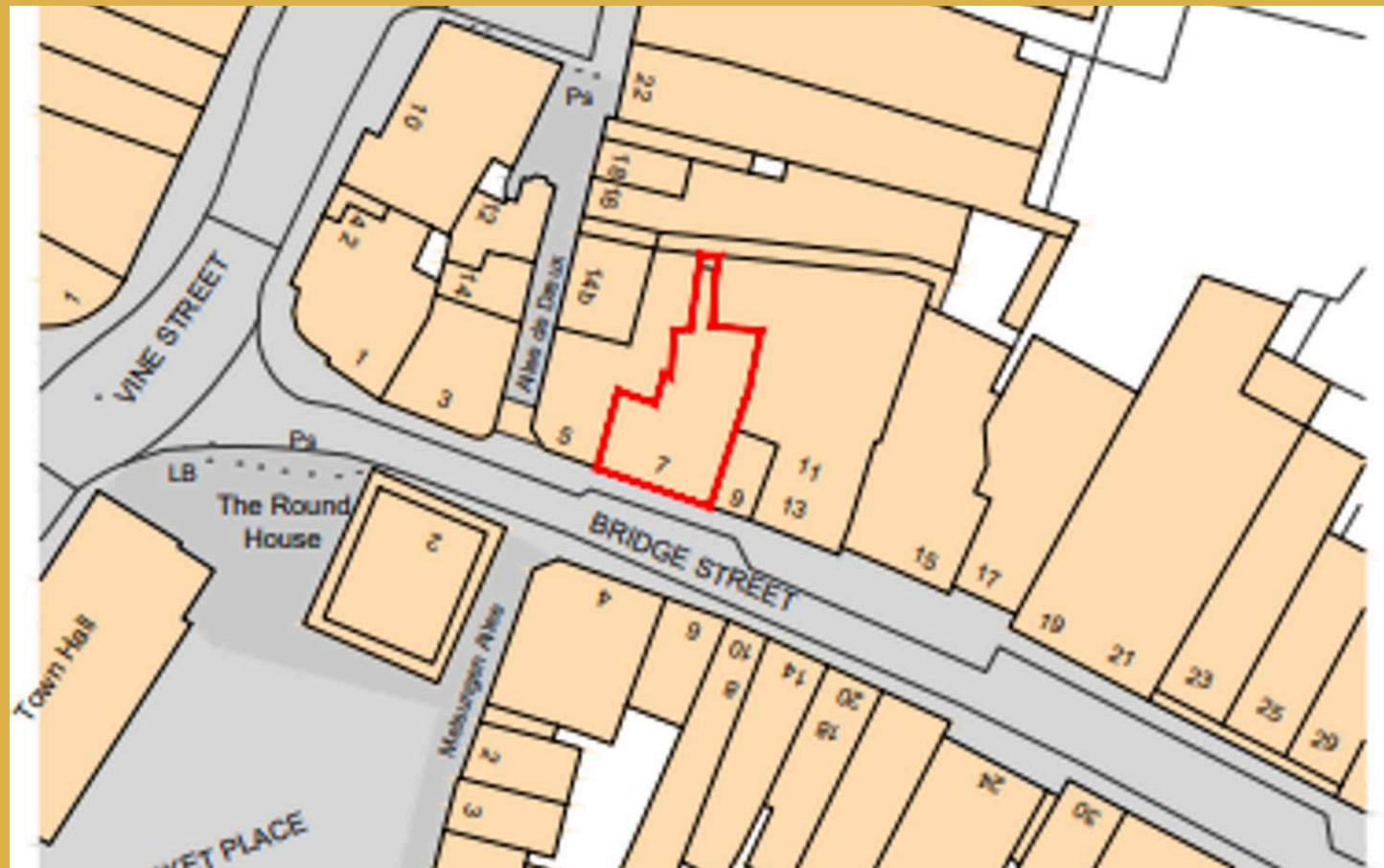
Planning permission has been approved for the change of use of the upper floors from class E to class C3.

To create **FOUR x TWO BEDROOM APARTMENTS**

The approval provides a new shared access staircase included within the ground and first floors.

Subsequent internal alterations to the ground floor commercial unit will accommodate the staircase.

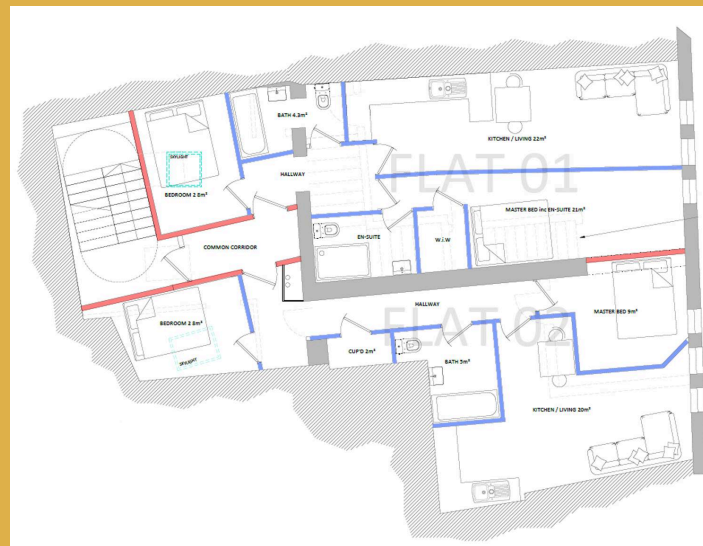
The building is VAT-elected



The Current Building

The Ground floor is an occupied commercial unit and not included in the sale

The upper floors are currently vacant.



Borough: Wychavon District Council

REF: W/23/00279/GPMAE

Link to planning application:

<https://plan.wychavon.gov.uk/Planning/Display/W/23/00279/GPMAE>

Tenure: Freehold

Approximate sale & rental values on completed units:

45SQM- £130,000

46SQM- £130,000

54SQM- £140,000

61SQM- £150,000

Total: Circa £550,000

Rental Circa £750PCM – £850PCM per unit

Total Circa £3,150 per month

Additional information:

Yield: Circa 7%

CIL: NA

Covenants: There is a right of way declared over the rear access and fire escape.

There is a flying freehold over the rear access.

The building is VAT elected.

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Viewings:

Prior Telephone appointment accompanied viewings.

Road:

Birmingham – 45 minutes

Worcester – 25 minutes

London – 2 hours 30 minutes

Bristol – 1 hour 10 minutes

Manchester – 2 hours 30 minutes

Cardiff – 1 hour 30 minutes

Edinburgh – 6 hours

Rail Services

Rail services in the Vale of Evesham are provided by First Great Western with direct links to Oxford, Reading, Worcester and London Paddington. Journey times to London are under two hours and run regularly throughout the day.

Airport

The nearest airport is Birmingham International, which is a 40-minute drive from Evesham. East Midlands, Bristol, Manchester and Cardiff airports can be reached in less than 2 hours, while London Luton and Heathrow are just over 2 hours making international connections easy too.

Cycling

National Cycle Route 41 links Evesham to Stratford upon Avon and Tewkesbury

The River Avon

The River Avon offers a more sedate method of transport but its links to the River Severn at Tewkesbury and the Stratford Canal at Stratford upon Avon ensure that the UK's waterway network can be accessed from the Vale's marinas.

Information attached to email:

Site Brochure

Links to Planning

Approval & Conditions

Local Sold Comparables