High Street | | Evesham | WR11 4EU

Price Guide £285,000

COOPER & CO

Description

*** FABULOUS INVESTMENT OPPORTUNITY - COMMERCIAL PROPERTY, WITH FREEHOLD, PARKING AND ADDITIONAL LEASE OPPORTUNITIES IN A PROMINENT & ENVIABLE HIGH STREET LOCATION CAN BE ACQUIRED AS VACANT POSSESSION OR WITH COMMERCIAL TENANT IN SITU ***

Front
Property is approached via a public pathway, rear parking access to the left hand side. Prominent street-front property presents a ready-to-operate opportunity, currently trading as Chillis, a well-established local food takeaway. Positioned on a busy thoroughfare with constant pedestrian and vehicle traffic, adjacent to complementary businesses and residential areas – delivering excellent footfall and repeated daily visibility.

Reception
Welcoming commercial reception area featuring a spacious layout, dedicated reception desk, wood-effect laminate flooring, and bright room with UPVC window to front aspect. A practical and inviting entrance space designed to create a positive first impression for customers and visitors.

Commercial Kitchen
Fully equipped commercial kitchen with stainless-steel worktops, professional cooking equipment, ample storage, extraction, and dedicated washing/preparation areas. Clean, practical, and designed for efficient day-to-day catering operations.

WC
Tiled flooring underfoot, Vinyl paneling on the walls, low flush WC. Stand alone hand basin.

Rear
To the rear there are 3 car parking space that can be used, access via shared entrance. Spaces Start immediately from the rear boundary of the property.

Additional Information

Agents Note
Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

Key features

- FANTASTIC INVESTMENT OPPORTUNITY
- FREEHOLD PURCHASE
- PARKING FOR 3 VEHICLES
- LEASE OPPORTUNITIES
- PRIME HIGH STREET TOWN CENTRE LOCATION
- COMMERCIAL SHOP FRONTAGE
- CAN BE SOLD VACANT OR TENANT IN SITU
- VIEWINGS 7 DAYS A WEEK

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01386 574 000
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Approximate total area(1)
549 ft²

Reduced headroom
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		

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