



Tenure

Freehold.

Location

Evesham is an attractive market town situated within the Vale of Evesham some 30 miles south of Birmingham, 15 miles south-west of Stratford-upon-Avon and 16 miles south-east of Worcester.

Road communications are good with Junction 7 of the M5 being some 12 miles to the west.

The property is situated in the town centre on the west side of the High Street, opposite its junction with Oat Street.

Occupiers close by include Nationwide, Coral, Subway, Taylors Estate Agents, Barclays Bank and Iceland amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop with storage and ancillary accommodation on basement, first and second floors. There is also external storage to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	11.85 m	(38'10")
Net Frontage	11.10 m	(36' 5")
Shop Depth	12.30 m	(40' 4")
Basement	148.80 sq m	(1,601 sq ft)
Ground Floor	234.90 sq m	(2,528 sq ft)
External Storage	40.00 sq m	(430 sq ft)
First Floor	261.50 sq m	(2,814 sq ft)
Second Floor	67.15 sq m	(723 sq ft)
Total	752.35 sq m	(8,096 sq ft)

Tenancy

The entire property is at present let to ARGOS LTD for a term of 15 years from 10th November 2004 at a current rent of £50,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

NB. The tenant is not currently in occupation.

A schedule of delapidations has been served upon the tenant. A copy is available in the title pack which is available online at www.allso.co.uk

Tenant Information

Argos are a unique multi-channel retailer who trade from some 700 stores throughout the UK and Ireland. Their ultimate holding company is Home Retail Group plc.

Website Address: www.argos.co.uk

For the year ended 26th February 2011, Argos Ltd reported a turnover of £4.01bn, a pre-tax profit of £157.9m, shareholders' funds of £1.413bn and a net worth of £1.27bn.

(Source: riskdisk.com 19.09.2012)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 93 Evesham**.

Evesham

41/43 High Street Worcestershire WR11 4DA

- **Freehold Shop Investment**
- Entirely let to Argos Ltd on a lease expiring in 2019
- Town centre location
- Total accommodation 752.35 sq m (8,096 sq ft)
- Rent Review 2014
- Current Rent Reserved
£50,000 pa

**On the instructions of
The Receivers**

