



## 19 Merstow Green, Evesham, WR11 4BD

Two self-contained Class E properties, part incoming producing and with scope for residential conversion

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,289 sq ft / 119.75 sq m
<b>Price</b>	£355,000
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£5,800 Benefit from 100% small business rate relief
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Key Points

- Part producing £8,000 per annum
- Two-storey
- Car park opposite
- Potential for residential
- Detached building
- Rear garden and access

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## DESCRIPTION

18 Merstow Green forms the left-hand side of the unit and is comprised of an entrance reception followed by 3 'treatment' styled offices on the ground floor with a W.C cupboard at the very rear. The 3 office spaces are partitioned structurally and are each equipped with fluorescent strip lighting.

19 Merstow Green follows a similar layout of 18 with the exception of a courtyard within the centre of the property, providing a natural skylight, and the extension of the ground floor to a larger office unit. The first floor is comprised of 2 office spaces currently being used as storage by the current tenant Fleurs of Evesham – at the rental figure of £8,000 per annum.

## LOCATION

18 & 19 Merstow Green forms a two-storey brick-built end-of-terrace property located a short walk back from Evesham High Street and is situated directly opposite De Montfort Veterinary Hospital. The property is set back from Vine St roundabout and benefits from both a Waitrose Superstore and the significant footfall from Merstow Short Stay Car Park through into the town centre. The catchment of both residential and commercial businesses provides prominence of trade to the unit.

## VIEWINGS

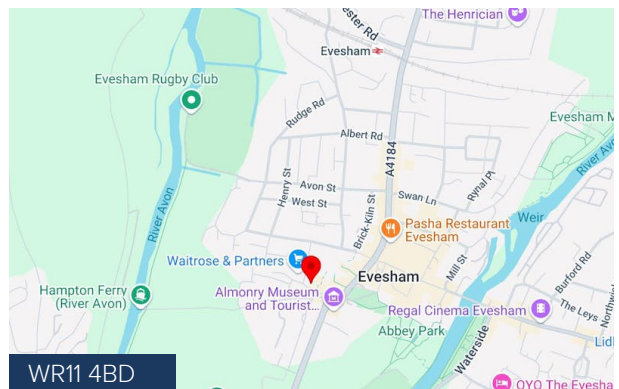
Strictly by appointment with Shepherd Commercial

## TERMS

The property is to be sold in its entirety for £355,000.

## VIDEO

- Virtual Tour - <https://shorturl.at/wA7O8>



## Viewing & Further Information

**KAINE ARKINSON**

01564 778 890 | 07487 521 802

[kaine@shepcom.com](mailto:kaine@shepcom.com)

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