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PROPERTY CONSULTANTS
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Library Arcade, 62 High Street, Evesham

Guide Price £490,000 freehold

TOWN CENTRE INVESTMENT OPPORTUNITY

This Grade II listed property comprises four self-contained ground floor retail units, a kiosk, first-floor hairdressers' studio, several storerooms and a second floor residential flat with tenants-in-situ.

A planning application has also been submitted for conversion of several vacant first-floor rooms into a further residential flat (3 bedrooms) and awaits a decision from Wychavon District Council.

Library Arcade enjoys a prominent position, facing onto bus stops and the busy Evesham High Street and offers through-access to the town's Library to the rear.

Location Evesham is an historic riverside market town, surrounded by beautiful Worcestershire countryside. The town enjoys good transport links to nearby centres including Worcester, Cheltenham and Stratford-Upon-Avon. Evesham Railway Station also provides a direct train line to London Paddington within approx. two-hours.

Viewing For further information or to arrange a viewing, please contact the sole agents, Johnsons Property Consultants on 01386 761515 or email evesham@johnsons-property.co.uk

EPCs Energy Performance Certificates are available upon request from the sole selling agent.



Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon DC at www.wychavon.gov.uk. Environmental inquiries concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth. Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com.

These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included. Please note that offers made on this property may be qualified by our finance brokers, to demonstrate due diligence on behalf of our clients. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed to arrange finance.