

Confidential

**Town Centre
Café Bar
TO LET**

- Prominent town centre location
- Fully fitted
- Open plan bar area 3,811 sq ft
- Popular venue
- £30,000 + VAT per annum

THE PICTURE HOUSE
BAR & KITCHEN

**The Picture House
54 High Street
EVESHAM
WR11 4HG**



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

LOCATION

Evesham is an established riverside market town situated on the River Avon in the centre of the famous horticultural Vale of Evesham. Approximately equidistant between Worcester, Cheltenham and Stratford-upon-Avon this bustling, affluent market town is popular for its shopping and recreational areas. The premises occupy an excellent location on High Street close to Iceland, Subway and J D Wetherspoon's Old Swanne Inn. [Click here](#) to see the property and surrounding area.

PROPERTY

The premises comprise a large open plan bar area with office, kitchen and store at ground floor, and a basement beer cellar. Area dimensions are as follows:

Ground Floor	3,811 sq ft	354 sq m
Ground Floor Ancillary	1,477 sq ft	137 sq m
Basement	578 sq ft	54 sq m
TOTAL	5,867 sq ft	545 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment the premises are open:

Monday & Tuesday	9.00am - 9.00pm
Wednesday & Thursday	9.00am - 11.00pm
Friday	9.00am - 1.00am
Saturday	8.30am - 1.00am
Sunday	10.00am - 7.00pm

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £44,750

Rates payable: £14,648

Interested parties are advised to verify these figures with Wychavon District Council on 03004 560560.

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £30,000 + VAT per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Please note that staff are unaware of the impending disposal and therefore discretion needs to be exercised when visiting the property. For further information contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF

Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

