

# LOT 24 - Evesham

Commercial Auction - 7th May 2026

allsop



## Prominent Freehold Charity Shop Investment

41 Bridge Street, Evesham, Worcestershire, WR11 4SQ

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GUIDE PRICE \*

**£220,000 - £240,000**

Gross Initial Yield 9.09%

**Commercial - 7th May 2026**

Live Stream (the first lot to be offered at 11am)



### Key Features

- Entirely let to Salvation Army Trading Company Limited on a lease expiring 2030
- Total accommodation of approx. 378.9 sqm (4,078 sq ft)
- Prominent corner position on a pedestrianised thoroughfare with a return frontage on to Cowl Street
- Future potential for alternative uses/redevelopment of upper floors and rear ancillary storage (subject to consents)
- Occupiers close by include Costa, Boots and Specsavers
- VAT is applicable
- **Six Week Completion Available**

**Current Rent Reserved**

**£20,000 p.a.**

### Tenure

Freehold

### Location

- ★ Evesham is an attractive market town located 16 miles south-east of Worcester and 16 miles north-east of Cheltenham
- A The area is served by the A46 which links with the M5 (J9) to the south-west and the M40 (J15) to the north-east whilst the A44 provides access to Worcester and Moreton-in-Marsh
- 🚉 Evesham Rail Station is within approx. 0.5 miles distance and provides a regular service to Worcester (26 mins) and London Paddington (1hr 45mins)
- 📍 The property is situated in a prominent corner position on the east of pedestrianised Bridge Street, at its junction with Cowl Street
- 🏪 Occupiers close by include Boots, CEX, Costa, EE, Greggs, Holland & Barrett, Peacocks, Specsavers, and Sports Direct, amongst a variety of others

### Planning

- The upper floors and ground floor rear ancillary may lend themselves to a variety of alternative uses and redevelopment, subject to the existing lease and obtaining all the necessary consents. All enquiries should be made with the local authority: Wychavon District Council Contact Number: 01386 565 565 Email: [planning@wychavon.gov.uk](mailto:planning@wychavon.gov.uk) Website: <https://www.wychavon.gov.uk/>

### Buyers Premium

- The Buyer is to pay 1.5% +VAT of the sale price towards the Seller's costs in addition to the cost of searches and the seller's legal disbursements.

**VAT** - VAT is applicable to this lot.

**Allsop**

Doug Guild.  
 Tel: 0207 543 6890  
 Email: [doug.guild@allsop.co.uk](mailto:doug.guild@allsop.co.uk)

**Sellers Solicitor**

Nigel Skevington.  
 DMH Stallard LLP  
 Tel: 02078221500  
 Email: [nigel.skevington@dmhstallard.com](mailto:nigel.skevington@dmhstallard.com)

Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Salvation Army Trading Company Limited <sup>(1)</sup>	Ground Floor	281.2 sq m	3,027 sq ft	10 years from 27.07.2020 Rent review in the 5th year Contracted outside 1954 LL & T Act	£20,000 p.a.	Rent Review July 2025 (Outstanding)
	First Floor	47.7 sq m	513 sq ft			
	Second Floor	50.0 sq m	538 sq ft			
	<b>Total</b>	<b>378.9 sq m</b>	<b>4,078 sq ft</b>			

(1) Established in 1991, the Salvation Army Trading Company Limited actively encourages the reuse and recycling of donated clothing and other household items through over 250 charity shops and donation centres, and a nationwide network of thousands of clothing banks. (Website: [salvationarmytrading.org.uk](http://salvationarmytrading.org.uk)).  
 For the year 31 Mar 2025 Salvation Army Trading Company Limited reported a turnover of £88,932,035, a pre-tax loss of £2,114,652, shareholders funds of £18,157,612 and a net worth of £17,720,752 (Source Experian 25.03.2026)  
 N.B Not inspected by Allsop LLP. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

Featured 1



## Featured 2



### Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8









## Disclaimer

-- \*\*Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters\*\*

### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

### Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

### Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:  
Residential Auctions
  - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
  - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
  - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

**Other Matters**

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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