

**60 High Street  
Persore  
WR10 1DU**



**Retail To Let  
Central Location  
Extending to 36m<sup>2</sup> (382ft<sup>2</sup>)**

**Rent £6,500 pa**

## LOCATION

60 High Street is a ground floor retail unit in the centre of Pershore, the High Street is Pershore's main commercial street.

Pershore is a medium sized, attractive traditional town with a population of approx. 10,000 people.

The town is 6 miles from Evesham, 9 miles from Worcester and 6 miles from Junction 7 of the M5 Motorway providing access to the



motorway networks, Birmingham, Gloucester and Bristol. Stratford upon Avon, Cheltenham and Redditch are all within half an hour's drive. Pershore has a main line Railway Station

## ACCOMMODATION

**Retail Area - 28.19m<sup>2</sup> (303ft<sup>2</sup>)**

**Internal Store - 5.92m<sup>2</sup> (64ft<sup>2</sup>)**

**Kitchenette - 1.37m<sup>2</sup> (15ft<sup>2</sup>)**

**Rear W.C.**

**NET INTERNAL AREA 36m<sup>2</sup> (382ft<sup>2</sup>)**



**SERVICES** Mains Electricity, Water, Foul Water Drainage are all connected. BT lines are also present. The prospective tenant is advised to check the continuity of supply.

## RENT

£6,500 per annum

## RATES

2010 Rateable Value £4,500

UBR Multiplier 0.462p in the £.

The property is potentially eligible for Small Business Rates Relief which would be 100% if eligible.

## VIEWINGS

By prior arrangement through the agents office, please contact Richard Connolly 01386 765700  
Email: richard.connolly@tlgea.com

## IMPORTANT NOTES

Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

**Value Added Tax:** VAT may be payable on the purchase price and/or the rent and/or any other charges or payments detailed above. All figures quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate professional advice.

## Asbestos Regulations:

Under the control of asbestos at work regulations 2002 (CAW Regulations), the owner or tenant of the property and anyone else who has control over it and or responsibility for maintaining or repairing it may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

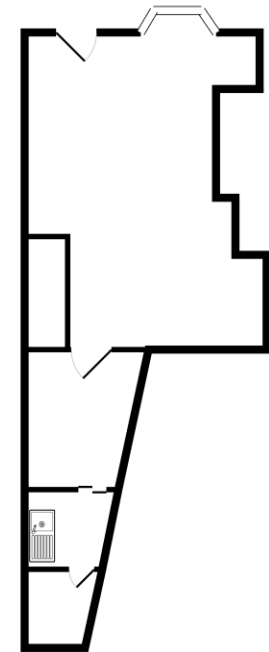
The detection of asbestos and asbestos related compounds is beyond the scope of Timothy Lea and Griffiths expertise and accordingly:

1. Timothy Lea and Griffiths makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

2. Timothy Lea and Griffiths strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

## Anti Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.



This floor plan is not to scale and is for guidance purposes only  
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