



**ESTATE AGENTS**

14 & 16 Broad Street, Pershore, Worcestershire WR10 1AY  
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**TO LET**  
**68 High Street,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1DU**



**A RECENTLY REFURBISHED LOCK-UP SHOP ON THE  
HIGH STREET OFFERING APPROX. 495 Sq.Ft OF RETAIL  
OPPORTUNITY WITHIN THREE USEFUL ROOMS WITH  
SIDE ACCESS AND SMALL REAR GARDEN.  
RENT: £750 inc. VAT pcm      DEPOSIT: £2500  
EPC: C (56)**

*Commercial Particulars*

## **68 High Street, Pershore, Worcestershire, WR10 1DU**

### **Situation**

68 High Street is ready for occupation offering a new lease, having recently been refurbished. The property is alarmed and has electrical certificate and fire regulations, smoke alarms and extinguishers, ample power points throughout and electric panelled heaters individually located. There is pedestrian side access door.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market, leisure complex and Number 8 Theatre complex situated on the High Street. The population of Pershore is in excess of 7000 and rising. Features of the town that bring in tourism is the river Avon and the attractive Georgian town façade together with the historic Pershore Abbey and parklands. Pershore is a market town which has a busy trading estate, a railway link and the Wychavon Hub.

### **Viewing**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

### **Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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**Shop Frontage** with bay window, alarm system and panelled heaters, newly laid carpet and inset ceiling lights, BT socket and power points.

**Zone A** measuring approx. 11'7" x 21'7" (3.53m x 6.58m) including cloaks/store cupboard.



**Zone B** measuring approx. 10'3" x 11' (3.12m x 3.35m) to include cloakroom. Skylight window, inset ceiling lights, power points, panelled heater. Laminate floor covering.



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**Storeroom/Kitchen**

measuring 13'8" x 9'3" (4.17m x 2.82m) with fitted sink unit, extractor fan, strip lighting, ample power points, electric water heater. Side access door to courtyard and rear door to small garden area.



- Services:** Mains water, electricity and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations. All services are the tenant's responsibility.
- Fixtures & Fittings:** To be confirmed. Electrical safety certificate will be provided by the landlord.
- Tenure:** Leasehold with new term to be negotiated, minimum of two years. (Full internal repair and return to original condition).
- Insurance:** The landlord will insure the building and the tenant will be charged £100.68 plus VAT pa. The tenant is responsible for their own content's insurance.
- Rent:** £9000 inc. VAT per annum. (£7500 exc. VAT per annum)
- Deposit:** A deposit of £2500 will be taken at the commencement of the term and a photographic inventory will be dated and signed by the landlord and in going tenant.
- EPC:** C (56)
- Rateable Value:** £4950.00
- Rates Payable:** To be assessed.
- Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Persnore,  
WR10 1PT. Telephone: 01386 565000