



ESTATE AGENTS

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64-66-68 High Street

Pershore

WR10 1DU

For Sale Freehold

Price £875,000



A MIXED USE HIGH STREET INVESTEMENT FREE-HOLD FOR SALE OF RETAIL SHOPS OFFICES AND RESIDENTIAL APARTMENTS TOGETHER WITH PARKING FACILITIES TO THE REAR

Five Retail Shops, Three Residential Apartments, Three First Floor Offices And Vehicular Access To The Rear

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches to

Commercial Particulars

64-66 High Street, Pershore, Worcestershire, WR10 1DU

Situation

A High Street Freehold of mixed-use investment to include retail shops, apartments and offices situated fronting Pershore High Street and having vehicular access to the rear. The properties are Grade II Listed and within a conservation area of Pershore.

The market town of Pershore with its Georgian style has a population of approximately 9000 and provides high street shopping facilities and supermarkets together with a leisure complex with swimming pool and central carpark.

The features of the town include the Georgian architecture and Pershore Abbey dating back to 1100, with the Abbey ground and park land being a great attraction. There is a busy High Street, a town library and a good selection of restaurants and public houses. The River Avon runs to the east of the town which features activities during the summer and there are meadow walks along the river. Wychavon have their offices in Pershore and provide further parking and there are two medical centres available.

Pershore now has a theatre run by volunteers and puts on shows and also a cinema facility and is a great attraction to the town. There is a choral society associated with the Abbey and there is mainline railway station off Station Road.

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.



64-66 High Street, Pershore, Worcestershire, WR10 1DU

The investment units on the ground floor comprise of

Unit One 64 High Street

Measuring approximately 30sq m or 323sq ft with further display frontage.

There is a rear store 9'3" x 5'7" (2.83m x 1.73m) approximately to the rear of the building.

Outside store measuring 4' x 10' (1.21m x 3.04m) approximately.

Light and power and water are connected.

Rating assessment:
Exempted

EPC: D(81)



Unit Two 64 High Street

Measuring approximately 25sq m or 269sq ft with further display frontage.

There is a rear storage area 5'6" x 2'3" (1.70m x 0.70m) plus toilet facility.

Lights power and water are connected.

Rating assessment:
Exempted.

EPC:C (67)



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Unit Three 66 High Street (The Deli)

Measuring approximately 101sq m or 1087sq ft with further display frontages and connected to all main services.

Current rateable value £11,000 per annum (April 2023) EPC: B (38)



Unit Four 66 High Street

Measuring approximately 28.8sq m or 310sq ft.

Connected to power and water connected.

Rateable value: to be assessed.

EPC: C (72)



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Unit Five 68 High Street

Measuring approximately 789'7'' (73.12m²).

Connected to power, water and drainage, individual electric heating and WC facility.

Rateable value: £4,950

EPC: B (50)



**Distinctive Front
Access to 66 High
Street**

Internal front reception hall measuring approximately 6'95'' x 16'68'' (2.11m x 5.08m) comprising of stairway up to first floor offices.



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First Floor 66 High Street comprising of

Main access off High Street to office accommodation measuring approximately 93.2sq m or 922sq ft with four offices, two WCs and kitchen facilities.

Rating assessment: Exempted

EPC: C (73)

64a High Street First Floor Apartment

With separate access to the rear of the building to first floor accommodation

Measuring approximately 84.9sq m. 898sq ft overall comprising

Two bedrooms, bathroom, lounge and kitchen.

All main services are connected.

EPC:C (69)

Council Tax Band: A



66 High Street Second Floor Apartment

With separate access to the rear of the building to second floor accommodation, comprising two bedrooms, bathroom, lounge and kitchen.

Mains, water, drainage, and electricity are connected.

Individual electric heaters.

EPC: E (50)

Council Tax Band: A



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Apartment Over 68 High Street

With metal exterior stairway to first floor, measuring overall 423'.95'' (39.45m²) and comprises hallway, fitted kitchen, bathroom, first reception, second reception.

On the second floor measuring overall 259'.1'' (24.m²) there is a bedroom and storage cupboard.

Independent electric heaters and connected to mains, water electricity and drainage.

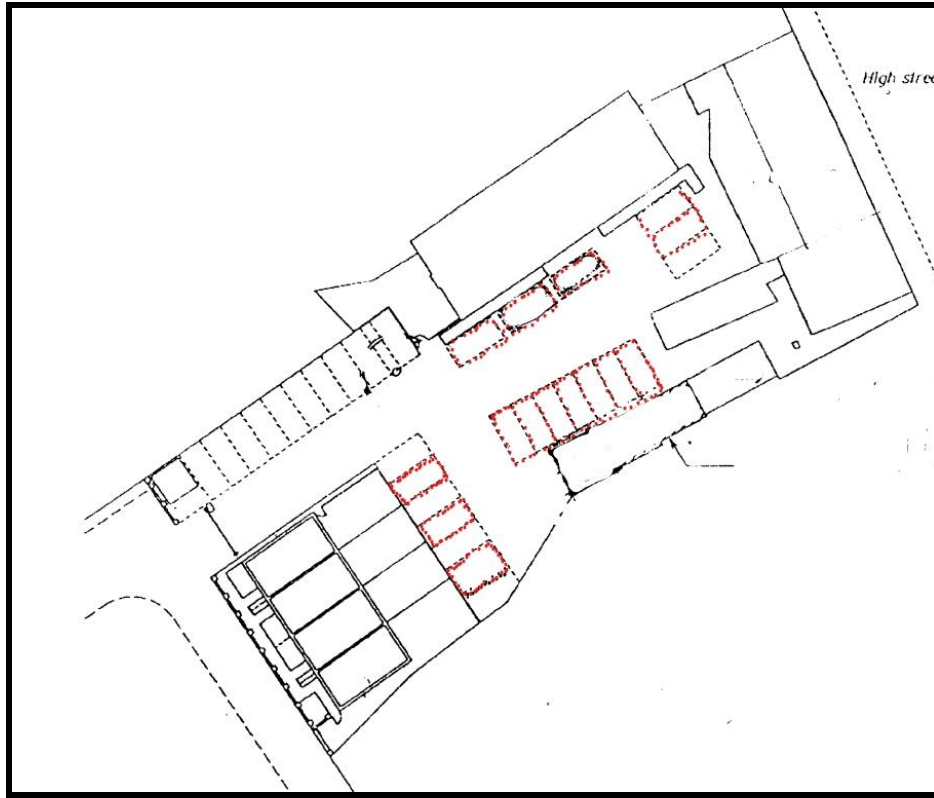
EPC: E (46) Council Tax band: A

Rear Parking Facility Behind 66 High Street

There are fifteen allocated individual parking spaces as seen on the plan.



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Services: Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: To be confirmed.

Tenure: Freehold

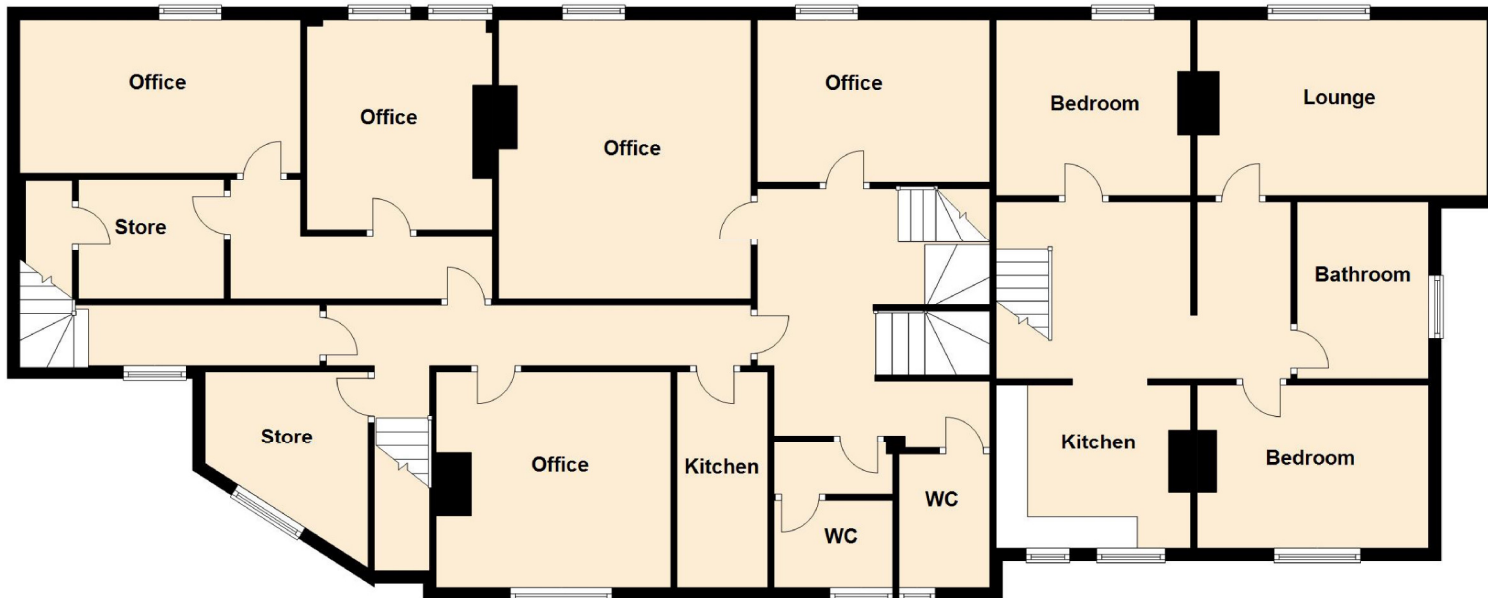
Council Tax: Band A (For The Three Apartments)

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore,
WR10 1PT.
Telephone: 01386 565000

Ground Floor
Approx. 230.6 sq. metres (2482.3 sq. feet)

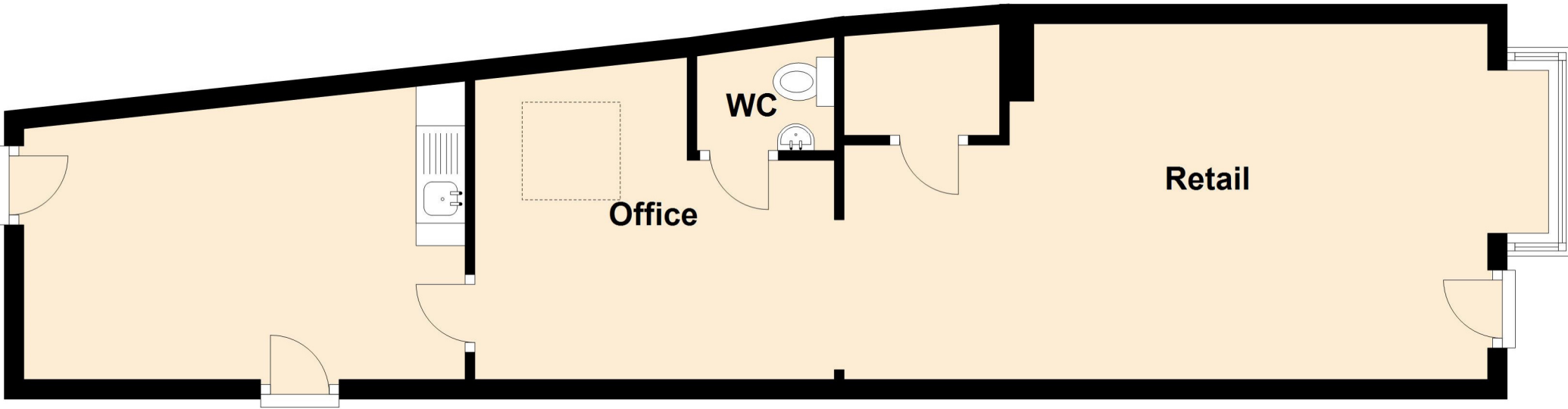


First Floor
Approx. 187.2 sq. metres (2014.9 sq. feet)



Total area: approx. 417.8 sq. metres (4497.2 sq. feet)

68 High Street Shop



Ground Floor

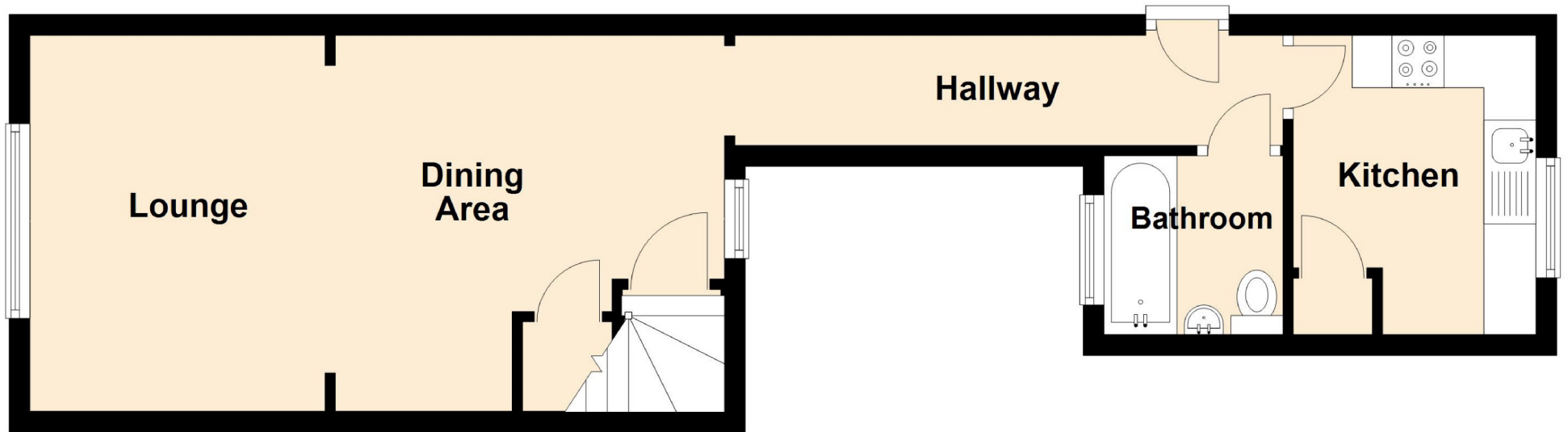
Approx. 49.8 sq. metres (536.2 sq. feet)

Total area: approx. 49.8 sq. metres (536.2 sq. feet)

68 High Street Flat

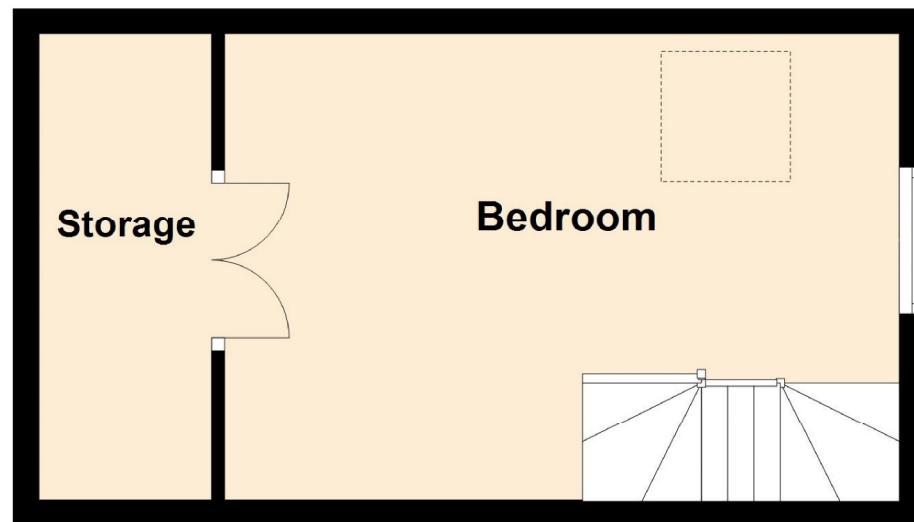
First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Top Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



Total area: approx. 63.5 sq. metres (683.0 sq. feet)