



ESTATE AGENTS

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71 & 71a High Street,
Pershore,
Worcestershire.
WR10 1EU

For Sale

Price £240,000



**A COMBINATION OF FLEXIBLE
OPPORTUNITIES WITHIN THIS DECEPTIVELY
LARGE PROPERTY OFFERING APPROX. 1578.5
Sq.Ft. (146.7 m²) ON THE GROUND FLOOR WITH
ONE BEDROOM INDEPENDENT
ACCOMMODATION OVER.**

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

71 & 71a High Street, Pershore, Worcestershire, WR10 1EU

Situation

Situated off the High Street this lock up shop has considerable ground floor space after the initial zone A with glazed shop frontage. This area has a cloakroom and a kitchen sink unit. There is gas central heating throughout the ground floor. There is office space/storage/commercial display areas with skylight windows, a second cloakroom and a further kitchenette with the new Worcester boiler system. There is pedestrian rear access.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together a 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)

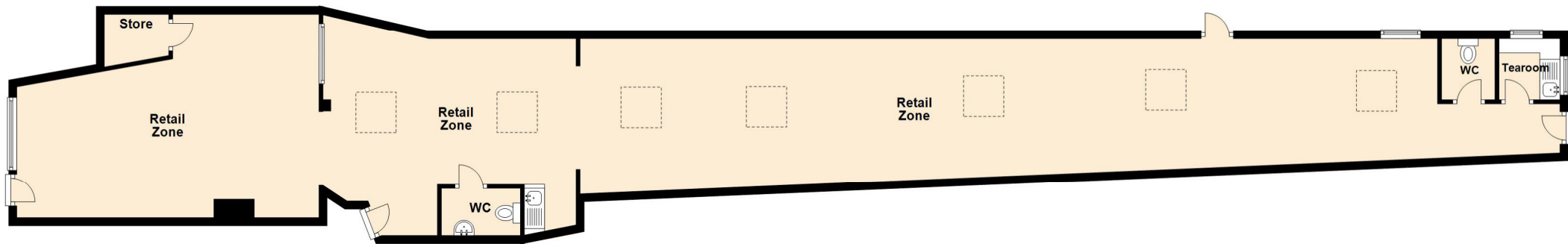
(Conditions under which particulars are issued)

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 High Street access, offering Zone A
- Zone B** with light and power connected. Cloakroom and kitchen area.
Through to
- Office/Studio Workshop Area** refurbished with skylight windows, ceiling lights, cloakroom and second kitchen area. New Worcester boiler. Rear pedestrian access.
- First Floor Accommodation**
Comprising independent entrance off High Street to first floor with
- Kitchen/Day Room** measuring approx. 12'3" x 16'1" (3.73m x 4.9m) with independent gas boiler, fitted kitchen area with cooker and extractor fan. Rear elevation windows, light and power.
- Bedroom** measuring approx. 14'4" x 7'8" (4.37m x 2.34m) front elevation windows, light and power. Built in cupboard.
- Bathroom** with shower over bath, WC and handwash basin. Rear elevation window.

- Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** To be confirmed.
- Tenure:** Freehold
This property may be subject to VAT.
- Rateable Value:** £5800
- Rates Payable:** To be assessed.
- Council Tax:** Band A (For First Floor Apartment)
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore,
WR10 1PT.
Telephone: 01386 565000

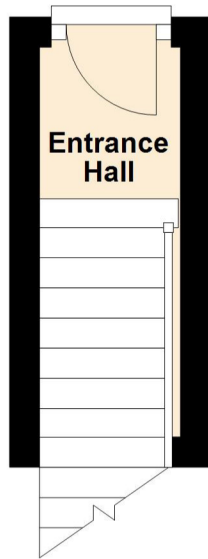


Ground Floor
Approx. 146.7 sq. metres (1578.5 sq. feet)

Total area: approx. 146.7 sq. metres (1578.5 sq. feet)

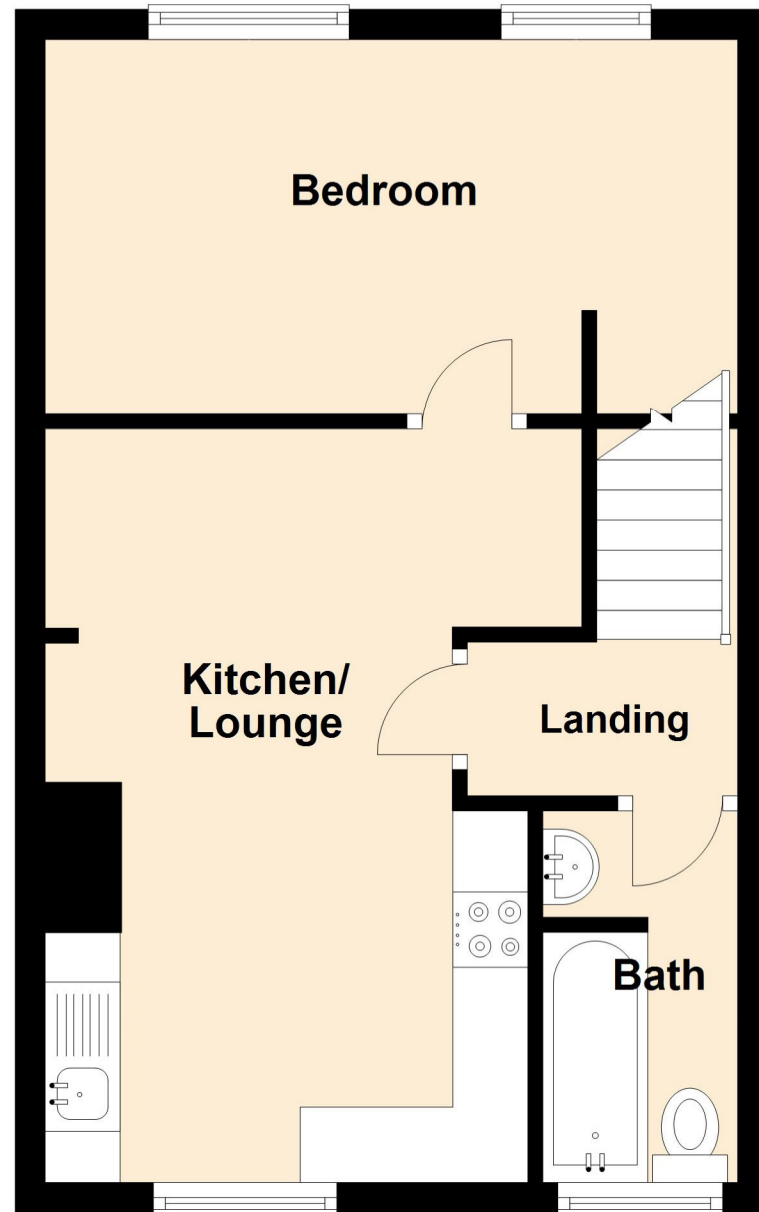
Ground Floor

Approx. 2.4 sq. metres (26.3 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 37.7 sq. metres (405.3 sq. feet)

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

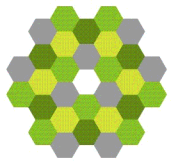
This official copy is issued on 20 October 2023 shows the state of this title plan on 20 October 2023 at 10:19:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Coventry Office .

HM Land Registry

Official copy of title plan

Title number **HW124271**
Ordnance Survey map reference **S09446SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Worcestershire :**
Wychavon



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