



ESTATE AGENTS

14 & 16 Broad Street, Pershore, Worcestershire WR10 1AY

Telephone: 01386 555368

Email: james@bomfordandcoffey.co.uk

69, & 69b High Street,
Pershore,
Worcestershire.
WR10 1EU

For Sale

Price £180,000



**HIGH STREET LOCK UP SHOP WITH FRONTAGE
RETAIL AREA OF 302.9 Sq.Ft. (28.1 Sq.m²) WITH
ACCOMMODATION OVER.**

Commercial Particulars

69 and 69b High Street, Pershore, Worcestershire, WR10 1EU

Situation

Number 69 is a lock up shop and number 69b is the accommodation over the shop with its own entrance. The retail unit has kitchen facility and cloakroom and separate front entrance. The shop has independent electric heating.

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

69 and 69b High Street, Pershore, Worcestershire, WR10 1EU

Retail Shop with recessed entrance, window frontage, kitchen facility and separate WC. Emergency rear access door.

First Floor Living Accommodation

With separate front door, stairway leading to first floor.

Comprising of

Kitchen/Lounge measuring 13'0" x 12'4" (3.96m x 3.76m) maximum with fitted kitchen units, front elevation window, light and power points. Extractor fan and panelled radiator.

Bedroom measuring approx. 10'6" x 11'8" (3.2m x 3.55m) being a good-sized double, rear elevation window, wall mounted gas boiler, light and power points. Panelled radiator and handwash basin.

Bathroom with rear window, extractor fan, pedestal handwash basin, shower cubicle and low flush WC

Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: To be confirmed.

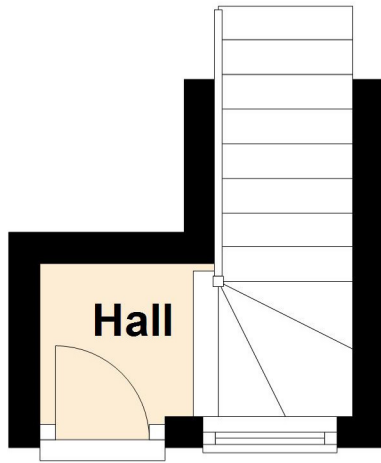
Tenure: Freehold
This property may be subject to VAT.

Rateable Value: To be assessed.

Rates Payable: To be assessed.

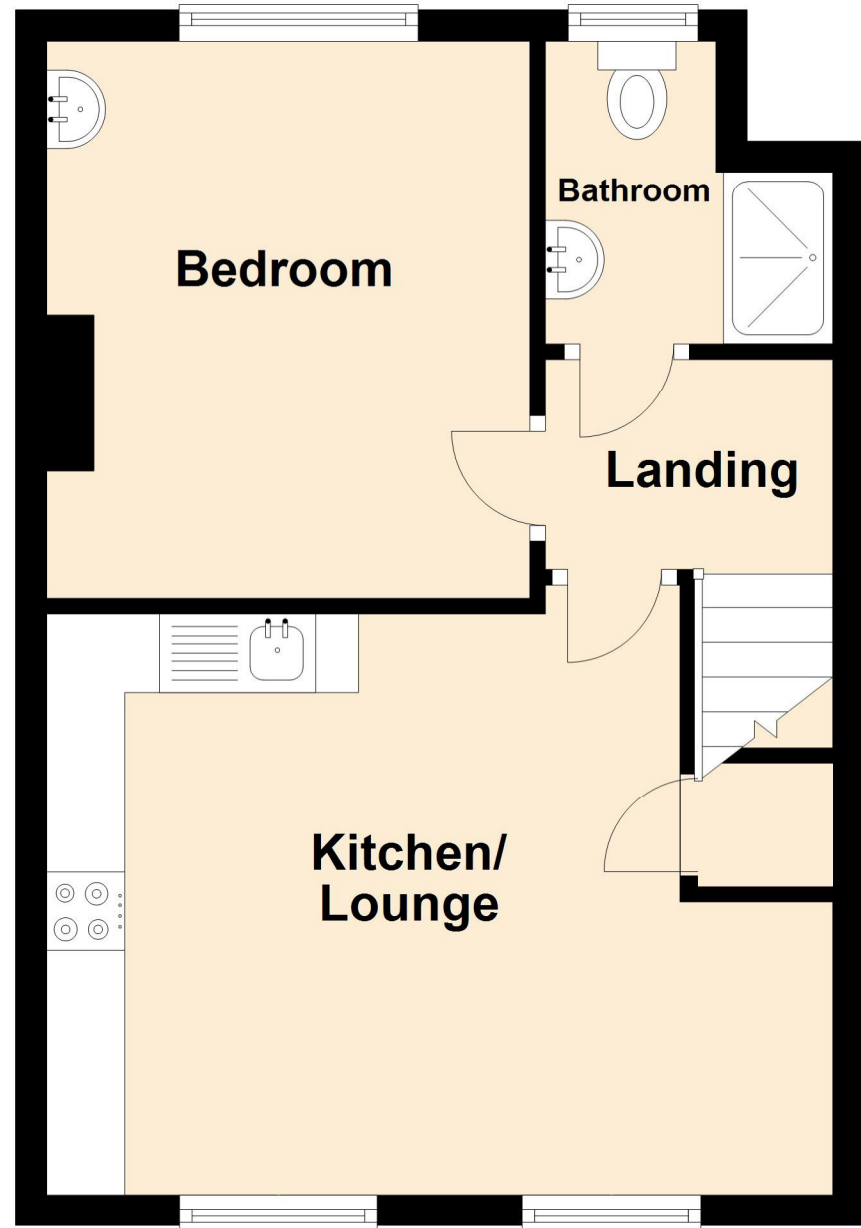
Council Tax Band: A

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



Ground Floor

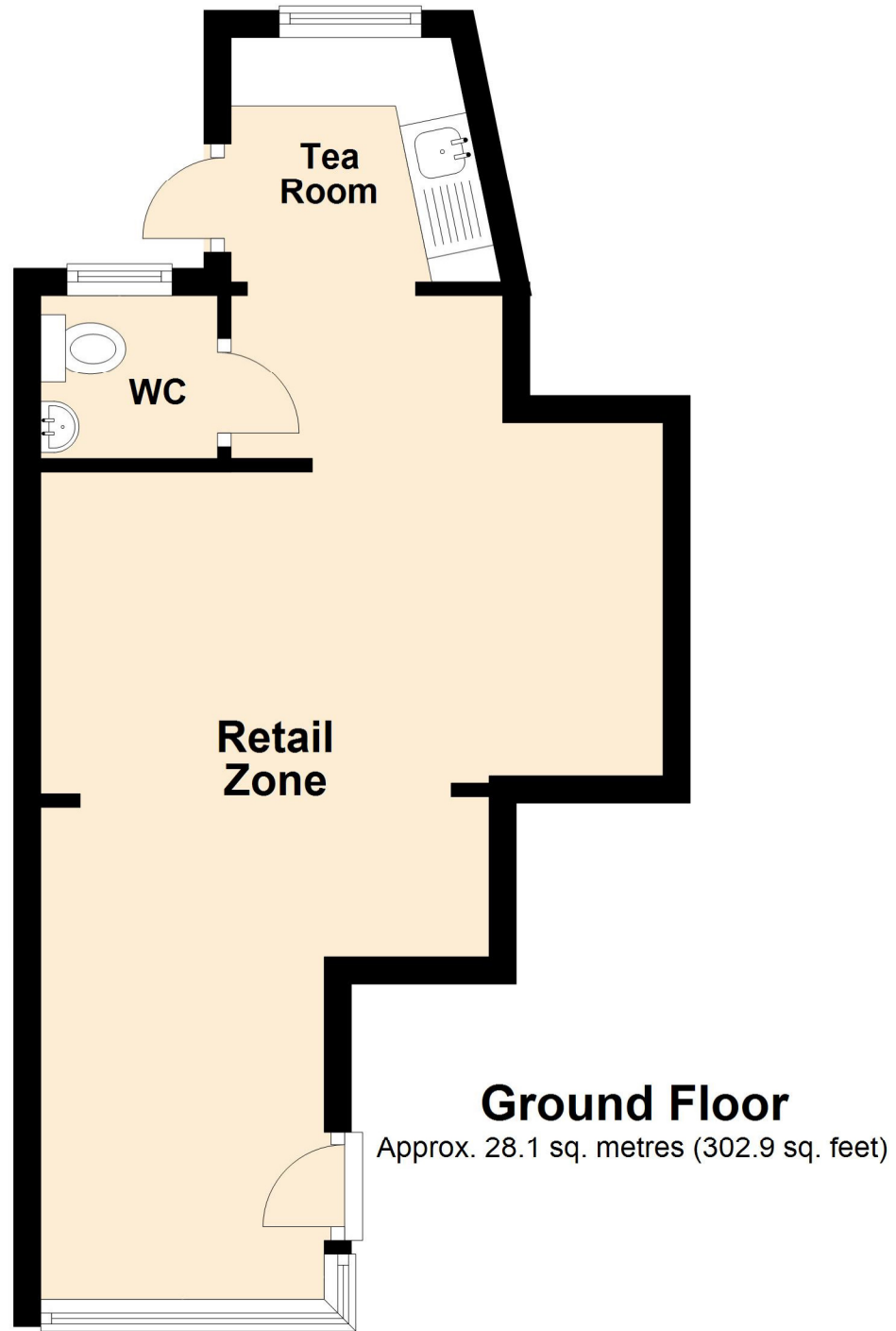
Approx. 2.1 sq. metres (22.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)

Total area: approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 28.1 sq. metres (302.9 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.

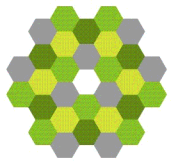
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 20 October 2023 shows the state of this title plan on 20 October 2023 at 10:23:37. 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 **WR48384**
Ordnance Survey map reference **S09446SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Worcestershire :**
Wychavon



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