



ESTATE AGENTS

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59 & 59a High Street,
Pershore,
Worcestershire.
WR10 1EU

For Sale

Price £180,000



**A WELL SITUATED HIGH STREET SHOP
OFFERING APPROX. 339.9 Sq. Ft (31.6m²) OF A1
USAGE WITH ONE BEDROOM APARTMENT OVER
AND COURTYARD GARDEN TO THE REAR.**

Shop EPC : B Flat EPC: D

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

59 & 59a High Street, Pershore, Worcestershire, WR10 1EU

Situation

A convenient package of independent shop with separate one bedroom accommodation over having side passage to rear courtyard/garden. A useful trading position to suit a number of individual ideas trading from the shop frontage with secondary storeroom, kitchen and separate WC.

The flat comprises of rear stairway leading up to fitted kitchen, shower room with WC, single bedroom and a front lounge/dining room. There is double glazing and independent Worcester boiler with radiators in each room.

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 9000 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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The Retail Shop

with bay window frontage to High Street, ceilings lights and laminated floor covering. Panelled radiator and side elevation window.

EPC: B expires 01/2029



Doorway through to

Storeroom with laminate floor covering, side window, side access door, light and power.

Door through to

Kitchen with fitted worktop surface, base level storage cupboards, single drainer stainless steel sink unit. BT point, side elevation window, Worcester gas boiler and under stairs storage cupboard. Strip light.

Toilet Facility low flush WC, laminate floor, window and light point.

First Floor Accommodation

With separate passageway to enclosed courtyard garden measuring approximately 16' x 23' (4.88m x 7.01m) with rear door to stairway leading up to first floor. Ground floor storage cupboard.

EPC: D expires 10/2033

Fitted Kitchen measuring 9'6" x 8'8" (2.9m x 2.64m) with range of fitted kitchen units, worktop surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit, laminate floorcovering, wall mounted storage cupboards. Worcester gas boiler.

Inner hallway with useful storage cupboard and doors off to

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Shower Room with cubicle shower, pedestal handwash basin and WC. Opaque glazed window, extractor fan, pull cord light switch.

Bedroom measuring 9'9" x 9'2" (2.97m x 2.79m) with rear elevation window, panelled radiator, pendant light.

Lounge/Diner measuring maximum 15' x 13'4" (4.57m x 4.06m) with front bay window, BT point, light and power points, panelled radiator, pendant light.

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

Fixtures & Fittings: To be confirmed.

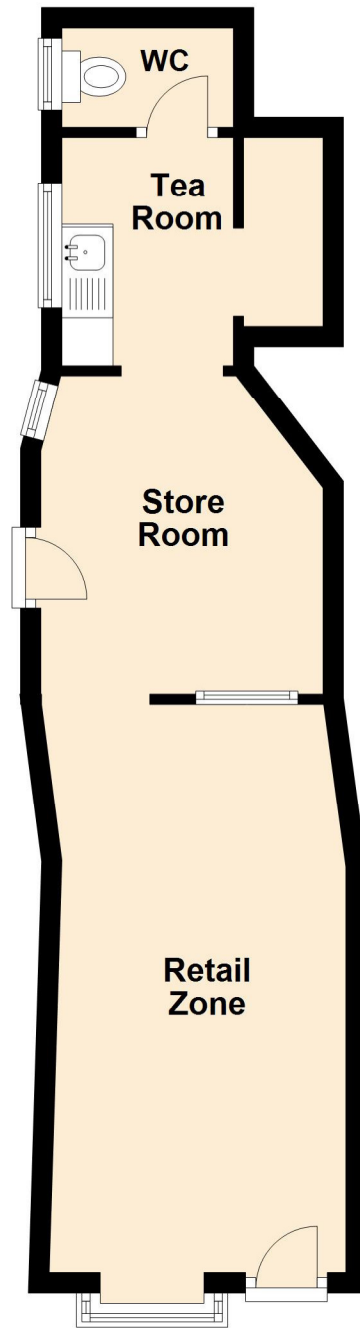
Tenure: Freehold

Rateable Value: To be assessed.
This property may be subject to VAT.

Rates Payable: To be assessed.

Council Tax: Band A (For Apartment)

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



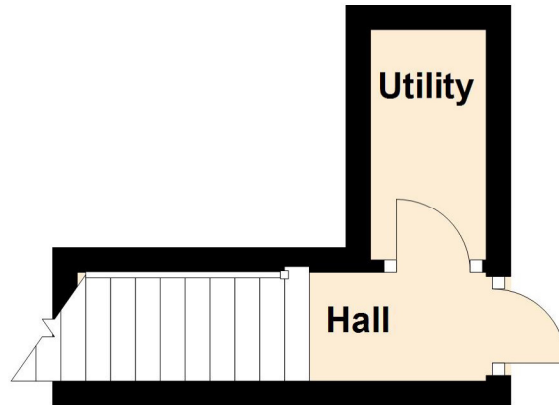
Ground Floor

Approx. 31.6 sq. metres (339.9 sq. feet)

Total area: approx. 31.6 sq. metres (339.9 sq. feet)

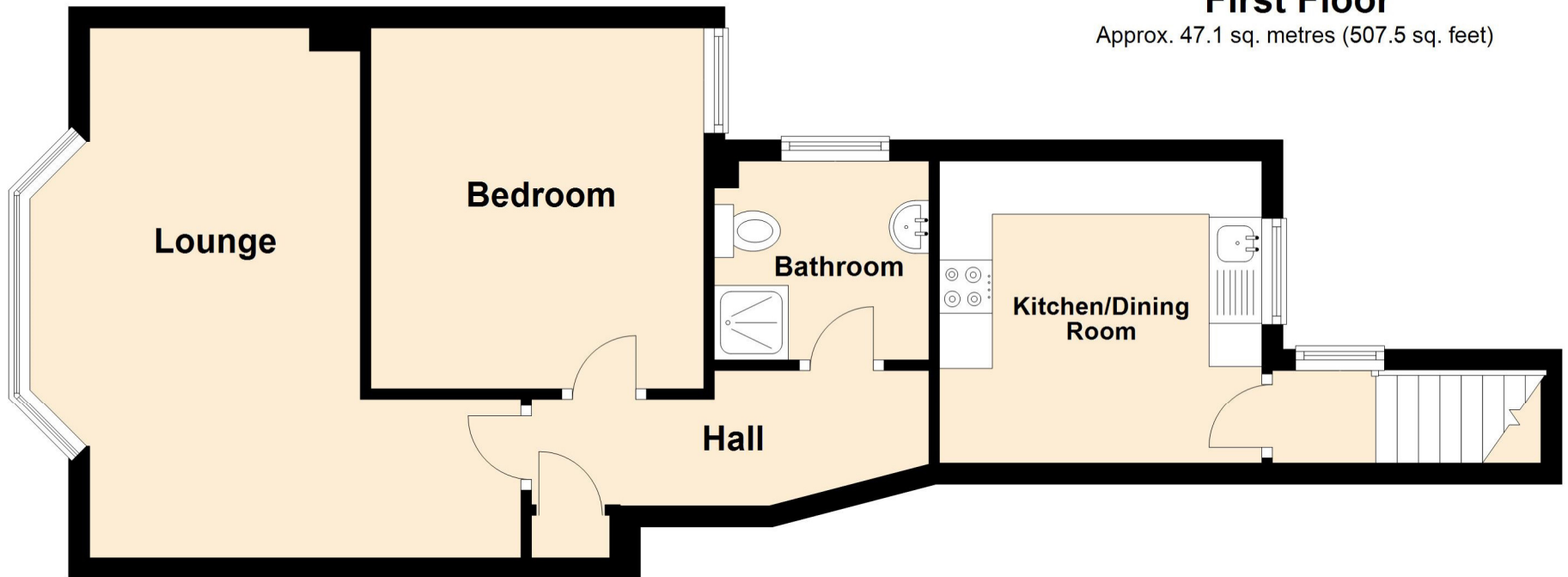
Ground Floor

Approx. 4.8 sq. metres (51.4 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 51.9 sq. metres (558.9 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.

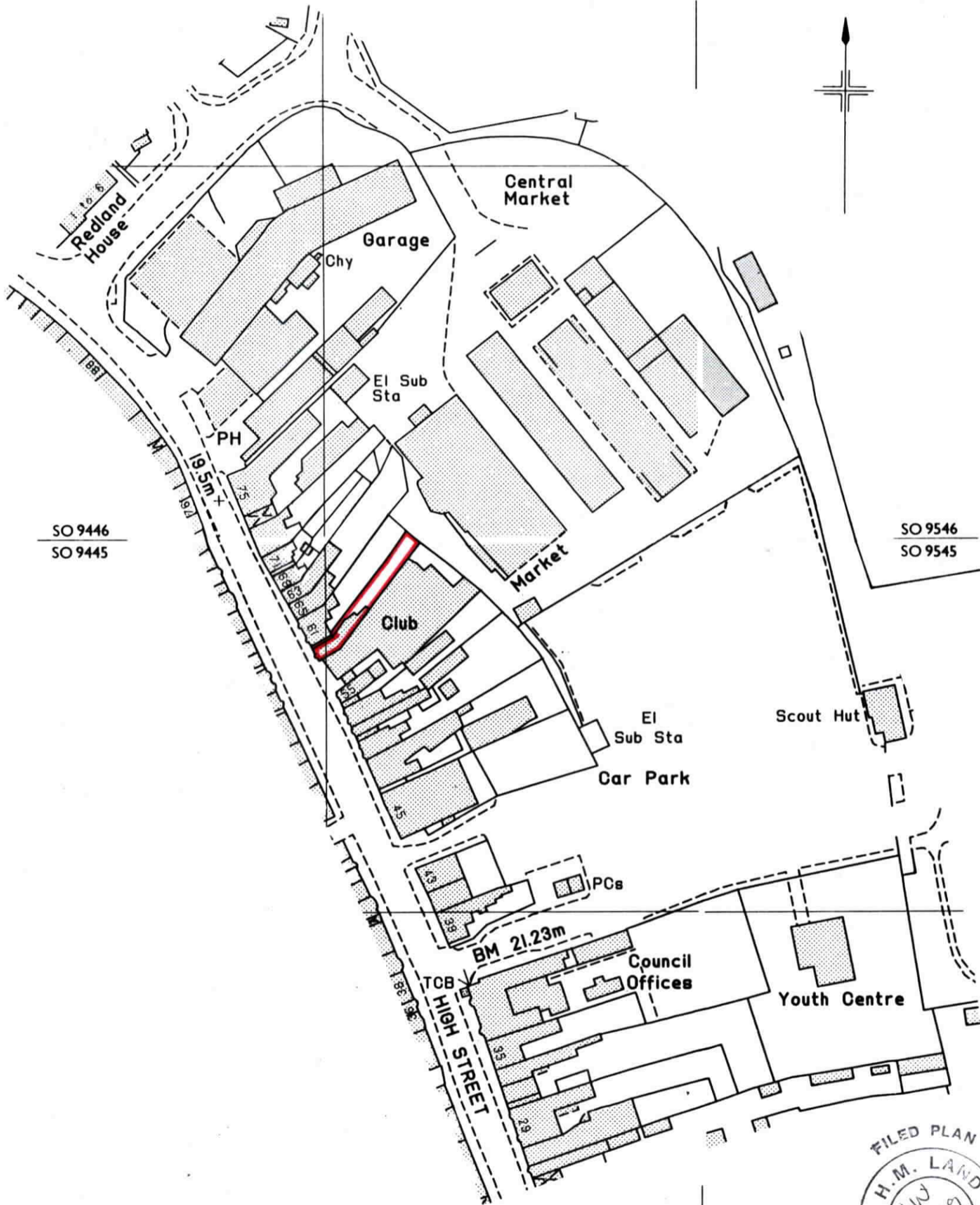
This official copy is issued on 20 October 2023 shows the state of this title plan on 20 October 2023 at 10:13:27. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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 .

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H.M. LAND REGISTRY		TITLE NUMBER	
		HW 81987	
ORDNANCE SURVEY PLAN REFERENCE	SO 9445	SECTION	0
COUNTY HEREFORD & WORCESTER DISTRICT WYCHAVON			Scale 1/1250 Enlarged from 1/2500
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ADMINISTRATIVE AREA WORCESTERSHIRE



SO 9446
SO 9445

SO 9546
SO 9545

