



ESTATE AGENTS

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61 & 61a High Street,
Pershore,
Worcestershire.
WR10 1EU

For Sale

Price £240,000



A COMBINATION OF HIGH STREET DOUBLE FRONTED SHOP WITH ACCOMMODATION OVER, REAR GARDEN AND USEFUL GARDEN STORE.

Retail and Storage approx. 817.4 Sq. Ft (75.9m²)

Shop EPC: B

Flat EPC : D

Commercial Particulars

61 & 61a High Street, Pershore, Worcestershire, WR10 1EU

Situation

A character High Street Grade II Listed building with good retail area and secondary, together with a useful brick storeroom and garden to the rear with separate passageway access off the High Street for access to the first-floor accommodation. Class A usage.

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.

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High Street Shop

Central front door to two bay window street frontage. Character period interior, light and power points. Two panelled radiators. Doorway to

Rear Secondary Retail

Enclosed kitchenette with single drainer stainless steel sink unit with mixer tap. Worcester gas central heating boiler. Feature fireplace. Panelled radiator, light and power points.

Cloakroom

with WC, handwash basin, window, stop tap and panelled radiator.

Rear door to rear yard and garden and access from High Street via passageway.

Original period outside store measuring 10'2" x 10'2" (3.1m x 3.1m) with period internal features.

First Floor Accommodation

Pedestrian access via side passage off High Street to enclosed rear garden and rear door into the apartment with ground floor hallway and stairs leading up to first floor landing with power points and inset ceiling lights, rear elevation window and panelled radiator.



Doors off to

Kitchen/Diner

measuring approx. 14'5" x 12'2" (4.39m x 3.71m). Range of fitted kitchen units with worktop surfaces, base level storage cupboards, stainless steel sink unit, plumbing for washing machine, space for fridge, wall mounted storage cupboards, tiled surrounds, ceramic hob, oven with grill, front elevation window, panelled radiator, inset ceiling lights and power points.

Sitting Room

measuring approx. 12' 2" x 9'10" (3.71m x 3m). Chimney breast intrusion, front elevation window, panelled radiator, light and power points, TV socket.

Bedroom One

measuring approx. 11'9" x 8'5" (3.58m x 2.57m). Skylight Velux window, panelled radiator, light and power points.

Cloakroom

with pedestal handwash basin, low flush WC, extractor fan, wall mounted gas boiler and opaque glazed window.

Separate Shower Room

with shower cubicle, panelled radiator, extractor fan and light point.

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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 (the shop is tenanted with the remainder of a 5 year lease)
This property may be subject to VAT.

Rateable Value: £6,600

Rates Payable: To be assessed.

Council Tax: Band A (For Apartment)

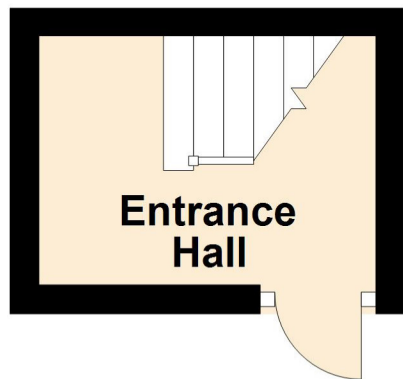
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore,
WR10 1PT.
Telephone: 01386 565000



Ground Floor

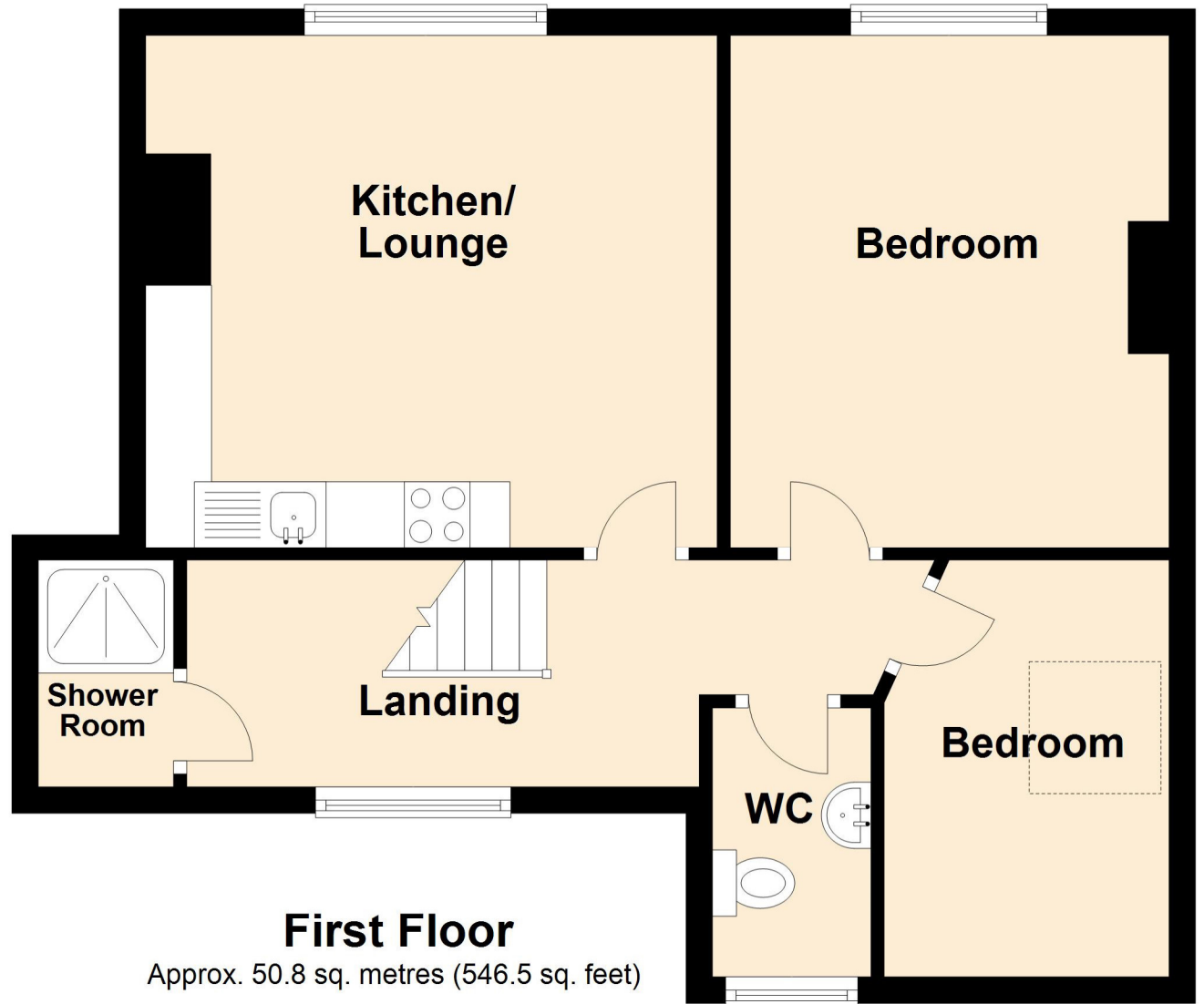
Approx. 75.9 sq. metres (817.4 sq. feet)

Total area: approx. 75.9 sq. metres (817.4 sq. feet)



Ground Floor

Approx. 4.0 sq. metres (43.1 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)

Total area: approx. 54.8 sq. metres (589.6 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.

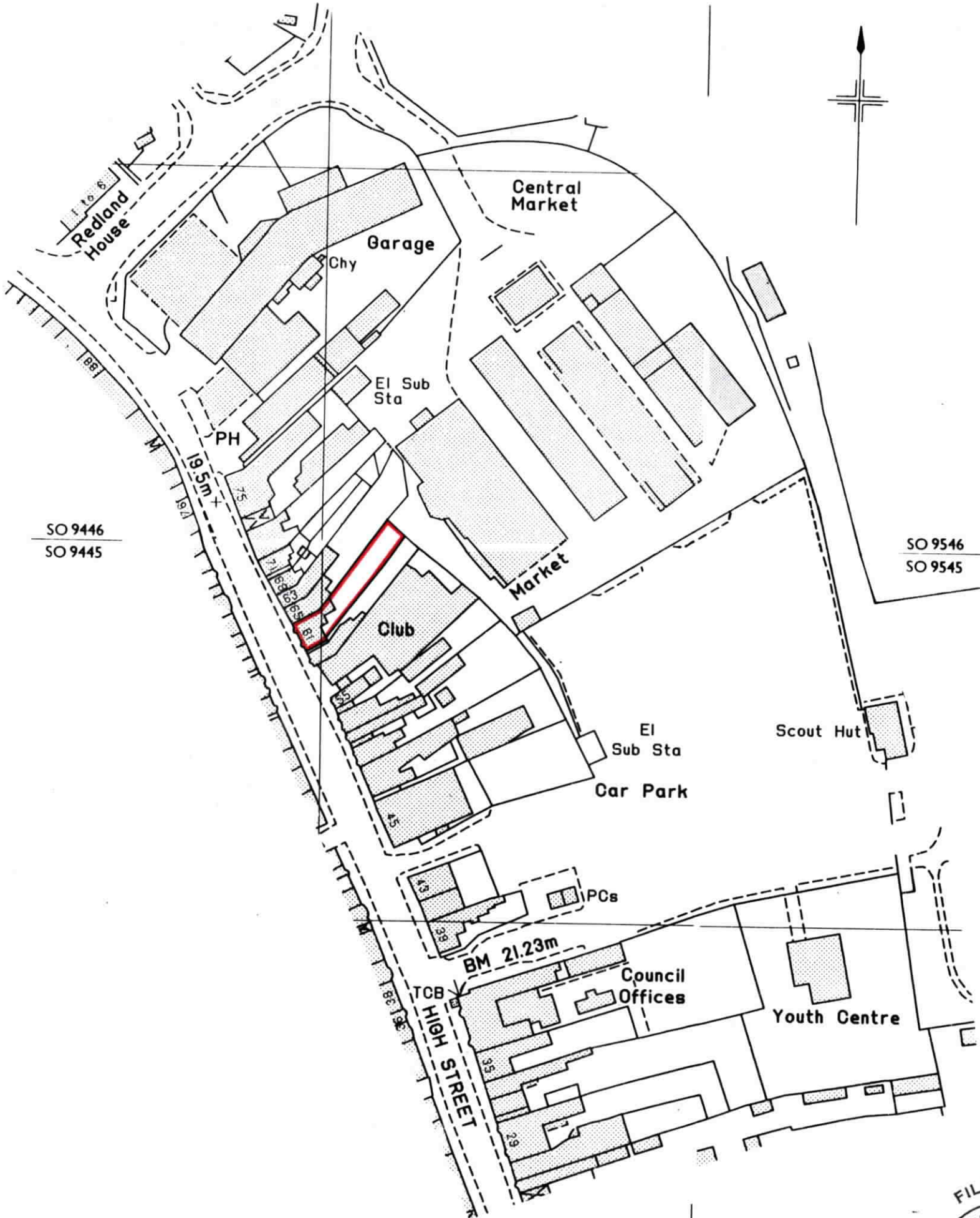
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H.M. LAND REGISTRY		TITLE NUMBER	
		HW95552	
ORDNANCE SURVEY PLAN REFERENCE	SO 9445	SECTION ○	Scale 1/1250 Enlarged from 1/2500
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ADMINISTRATIVE AREA WORCESTERSHIRE



SO 9446
SO 9445

SO 9546
SO 9545

