



ESTATE AGENTS

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65 High Street,
Pershore,
Worcestershire.
WR10 1EU

For Sale

Price £200,000



**A VERSATILE HIGH STREET PROPERTY WITH
GOOD DISPLAY SHOP FRONTAGE WITH TWO
SEPARATE CONSULTING ROOMS, FIRST FLOOR
KITCHEN/UTILITY AND REAR GARDEN SPACE.
TOTAL AREA OF APPROX. 801.7 Sq. Ft. (74.5m²)**

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

65 High Street, Pershore, Worcestershire, WR10 1EU

Situation

An interesting High Street property with flexible usage under Class A with shop frontage and ground floor offices together with cloakroom and kitchen area. There is pedestrian access to the rear with small garden and a first-floor flexible room via stairway. There is independent electric heating throughout.

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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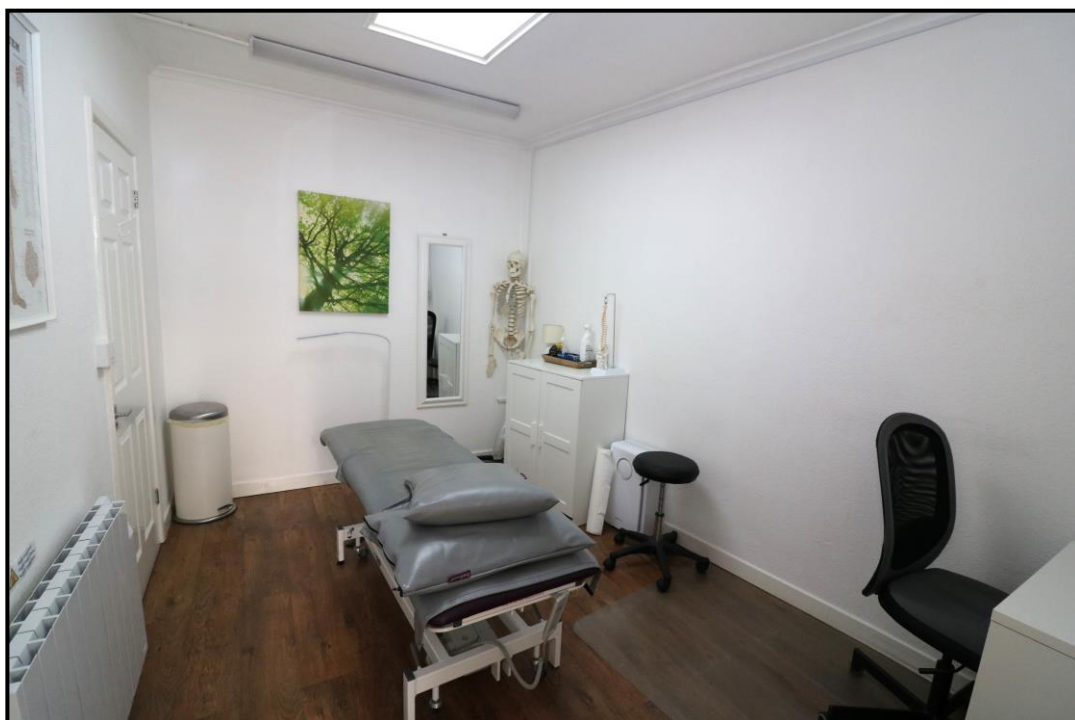
Shop

Measuring approx. 9'11" x 14'2" (3.02m x 4.32m) with glazed frontage and access door, independent electric heater, light and power. Door into side passageway with further access off the High Street. Internal door into



Office One

Measuring approx. 8'11" x 13'0" (2.72m x 3.97m) with independent heater, light and power. Internal door into passage.



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Office Two

Measuring approx. 11'0" x 11'3" (3.36m x 3.43m) with rear elevation window, electric radiator, light and power.



Cloakroom

With WC, handwash basin, stop tap, Redring hot water heater and rear window.

Rear Glazed Porch Area

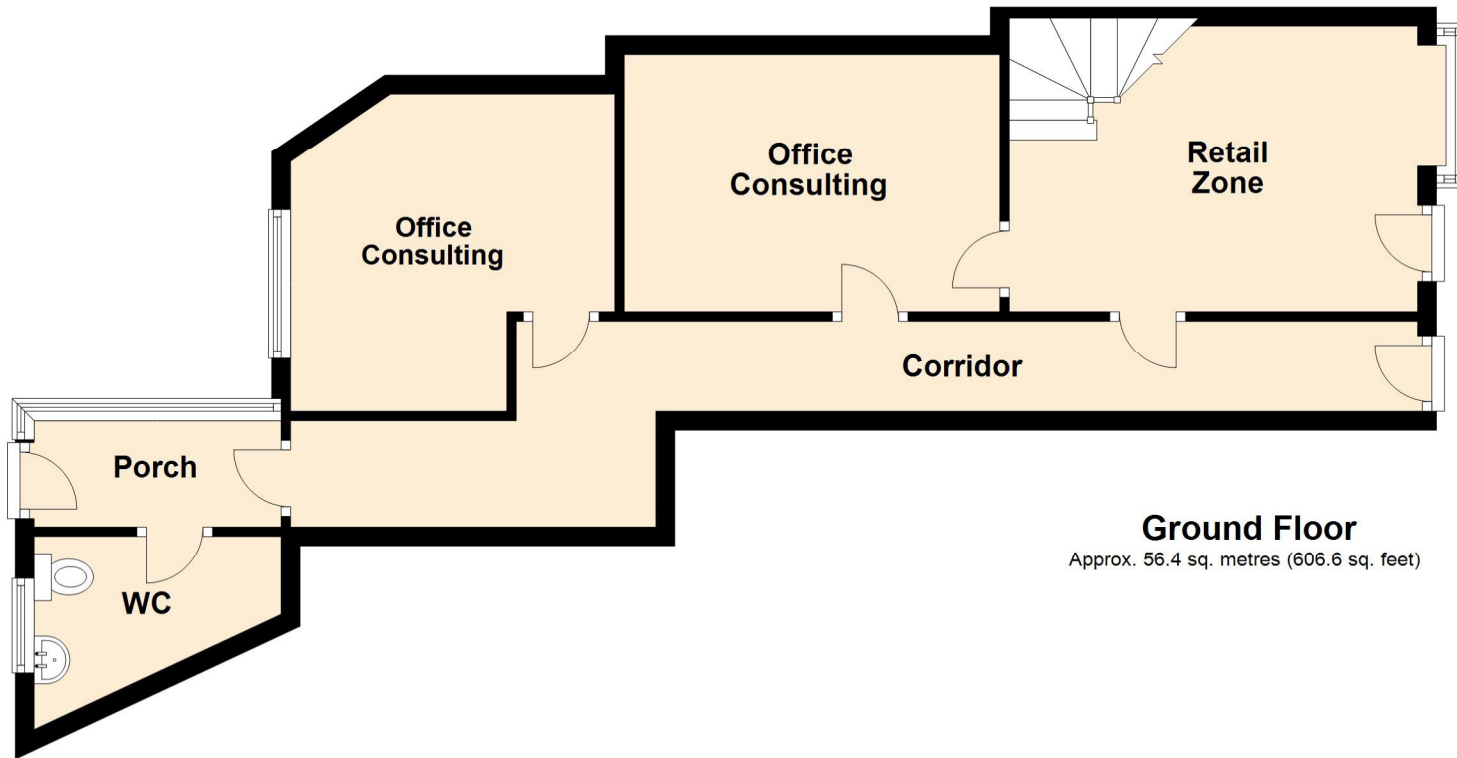
Garden area with rear pedestrian access.

First Floor Kitchen/Utility Staffroom

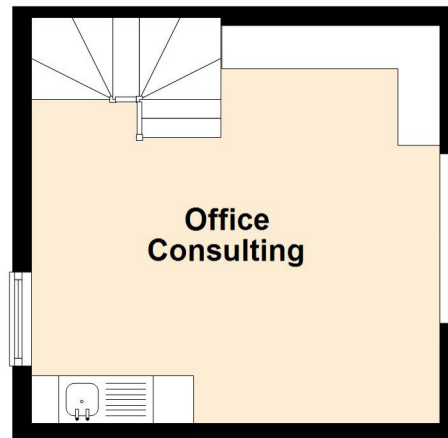
Via split level stairway from shop. Measuring approx. 13'9" x 14'2" (4.2m x 4.32m). Front and rear windows, fitted kitchen units, single drainer stainless steel sink unit, light and power.

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Services:	Mains electricity, water and drainage 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.
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Persnore, WR10 1PT. Telephone: 01386 565000



Ground Floor
Approx. 56.4 sq. metres (606.6 sq. feet)



First Floor
Approx. 18.1 sq. metres (195.1 sq. feet)

Total area: approx. 74.5 sq. metres (801.7 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 10:33:38. 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 **WR115849**
Ordnance Survey map reference **S09445NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Worcestershire :**
Wychavon



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