



**ESTATE AGENTS**

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**73 Cowleys Way, High Street,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1EU**

**For Sale**



**INVESTMENT OPPORTUNITY OF TWO FIRST  
FLOOR ONE BEDROOM FLATS, FOUR LOCKUP  
SHOPS AND A SEPARATE STORE ROOM**

**PRICE £350,000**

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*

## **73 High Street Known As Cowleys Way, Pershore, Worcestershire, WR10 1EU**

### **Situation**

These freehold premises are situated off the High Street. Offering mixed use investment and having pedestrian access through Cowleys Way, presently all with rental leases operating separately under their individual purpose. The two one-bedroom flats are approached over metal stairway to first floor access with shared walkway to the individual properties.

The market town of Pershore has a population of approximately 9,000 at present, this Georgian styled town with its Grade II Listed High Street provides shopping and other facilities together with supermarkets and a leisure complex and a central car park. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

### **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 1-2**

Presently operating as dog groomers using both these premises.

**Shop One** measuring approximately 15' x 12''(4.57m x 3.65m)connected to mains electricity, water and drainage. There is WC.

**Shop Two** measuring approximately 20' x 12''(6.09m x 3.65m) connected to electricity and water, separate meter supply, WC.

Rateable value £5,600 EPC:D expires 3/2029



**Shop 3**

Presently operating as a Barber Shop, measuring approximately 8'x17'' (2.43m x 5.18m) . There is WC and kitchenette, connected to mains drainage, electricity and water.

Rateable value :exempt EPC: C expires 3/2029



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**Shop 4**

Presently operating as Sweet Shop, measuring approximately 10'x16'' (3.04m x 4.87m) with independent entrance off Cowleys Way and connected to electricity. There are shared facilities with the Emporium for heating and water.

Rateable value: to be assessed EPC :



**Flat 1**

From Cowleys Way there is metal stairway to first floor shared access, open rooftop area to both Flat 1 and Flat 2.

Flat 1 comprises of entrance into lounge/diner with open plan kitchen, one double bedroom and an En-suite shower room. There is independent gas central heating, fitted kitchen and all main services are connected.

Council Band : A EPC : C expires 9/2031

**Flat 2**

Entrance into open plan lounge/dining room, fitted kitchen area, double bedroom, and bathroom.

Council Band: A EPC : C expires 9/2031



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**Services:** Mains services are available. Telephones and extension points are subject to BT transfer regulations.

**Fixtures & Fittings:** To be confirmed.

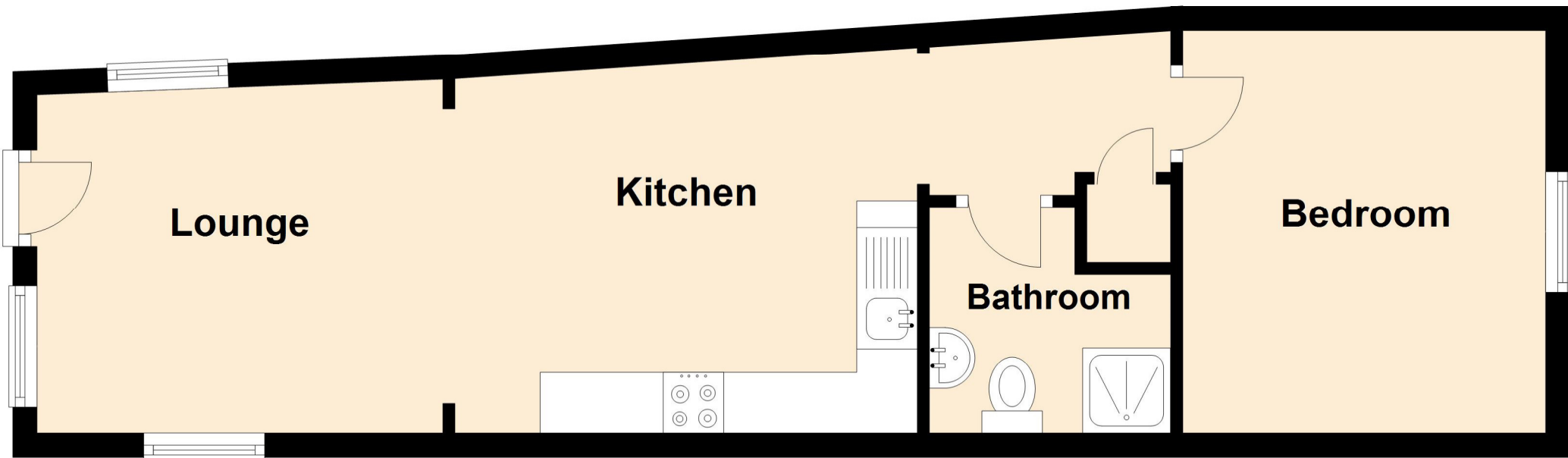
**Tenure:** The properties are Freehold  
This property may be subject to VAT.

**Total Income Revenue under present Leases £33,600 per annum.**

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

# Ground Floor

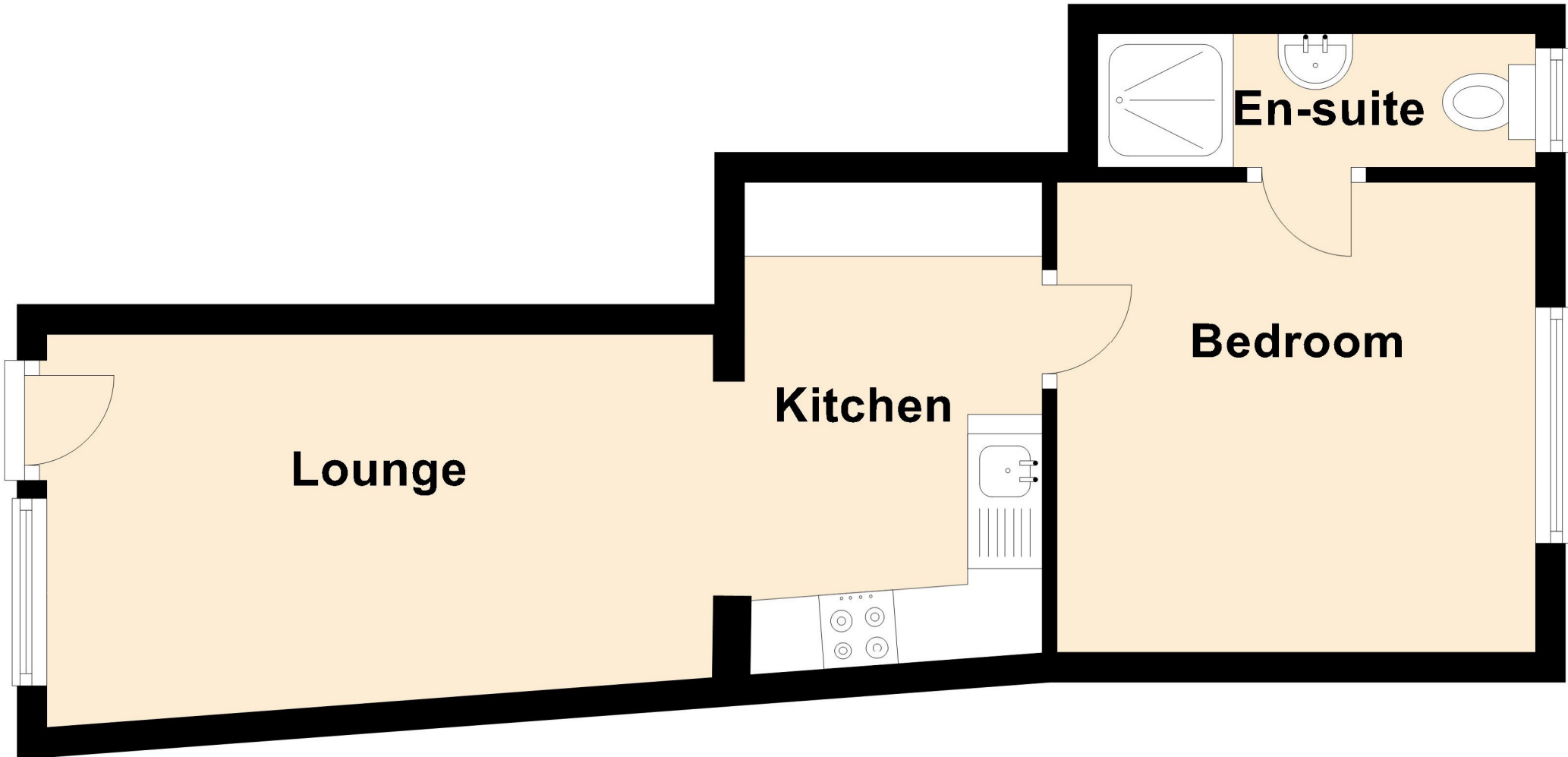
Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 38.0 sq. metres (409.3 sq. feet)

# Ground Floor

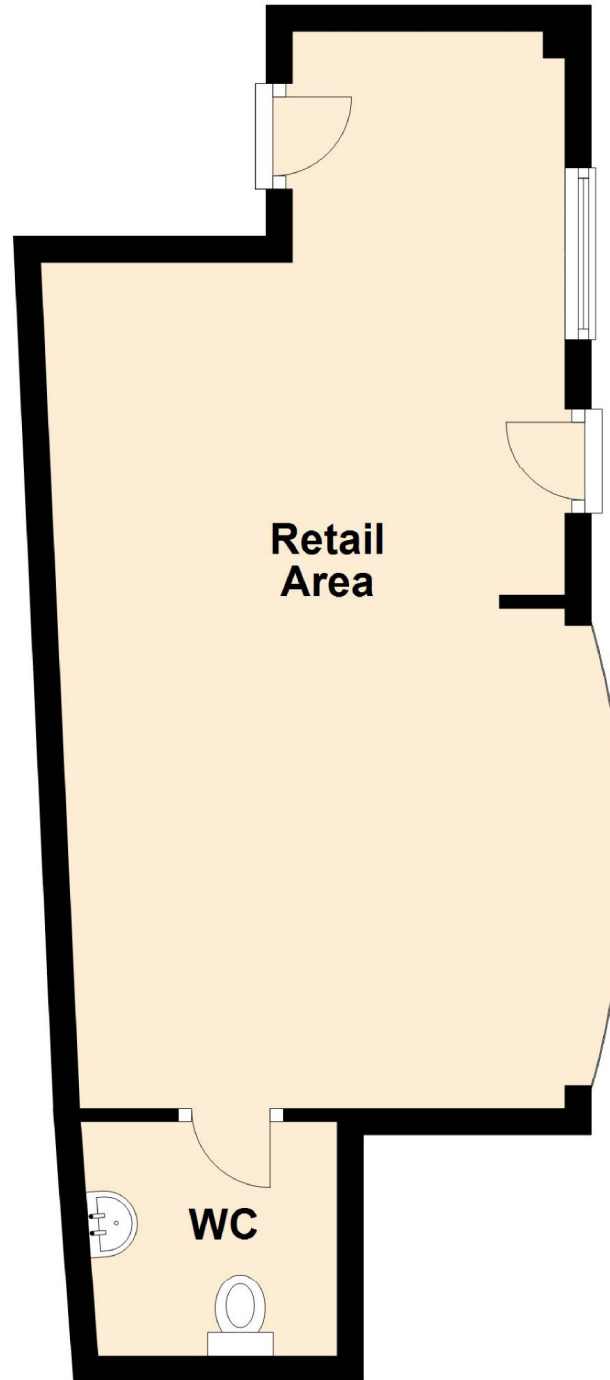
Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 31.3 sq. metres (337.4 sq. feet)

# Ground Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 32.6 sq. metres (350.4 sq. feet)



# Ground Floor

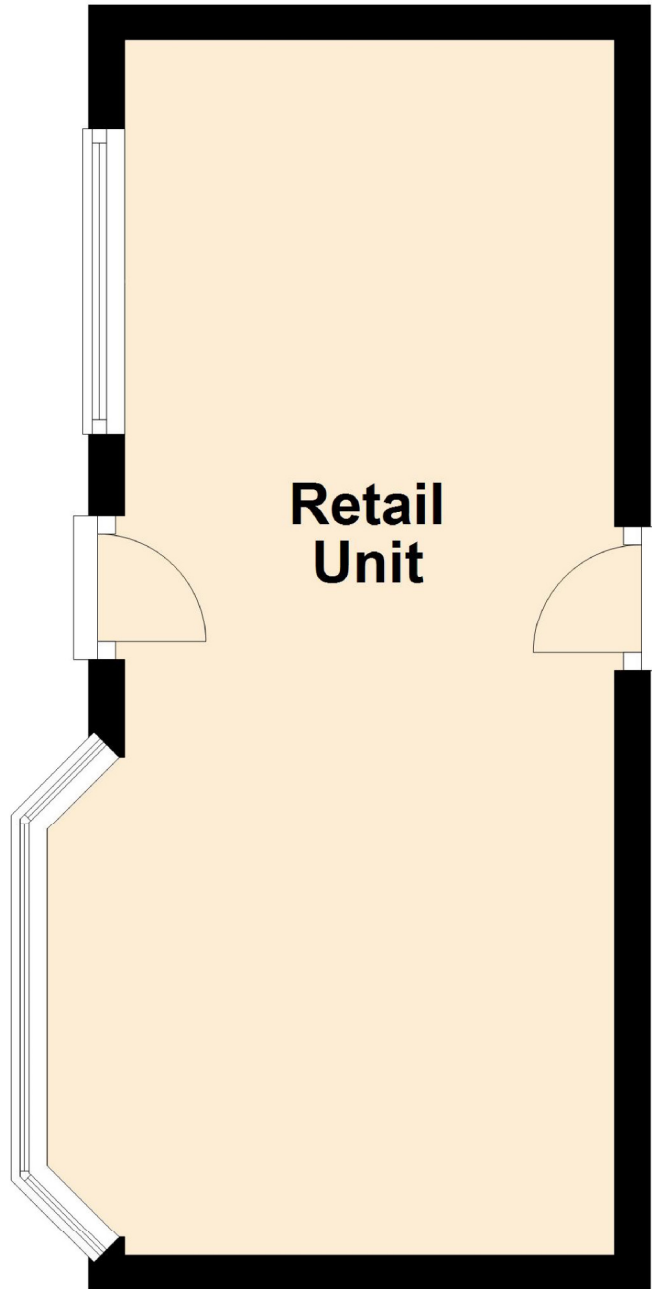
Approx. 23.9 sq. metres (257.1 sq. feet)



Total area: approx. 23.9 sq. metres (257.1 sq. feet)

# Ground Floor

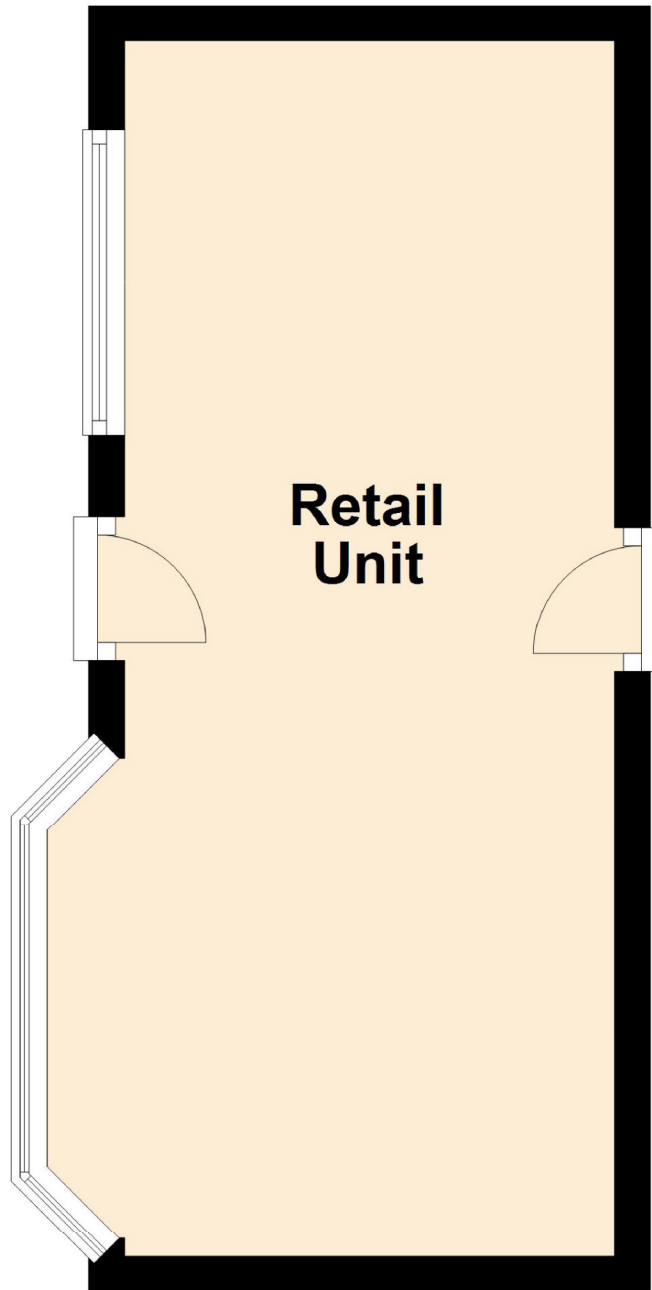
Approx. 18.7 sq. metres (201.3 sq. feet)



Total area: approx. 18.7 sq. metres (201.3 sq. feet)

# Ground Floor

Approx. 18.7 sq. metres (201.3 sq. feet)



Total area: approx. 18.7 sq. metres (201.3 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.

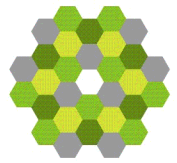
This official copy is issued on 20 October 2023 shows the state of this title plan on 20 October 2023 at 10:36:11. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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 **WR120597**  
Ordnance Survey map reference **S09446SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Worcestershire :**  
**Wychavon**



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