



**ESTATE AGENTS**

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**St Andrew's House**  
**21 High Street,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1AA**

**For Sale**

**Price £350,000**



**A HIGH STREET INVESTMENT PROPERTY OF MIXED  
USE WITH INDEPENDENT GROUND FLOOR SHOP  
CURRENTLY RENTED & SEPARATE  
ACCESS TO 1ST & 2ND FLOOR VACANT  
APARTMENT**

**Shop Area 566'18" sq ft (52.6m<sup>2</sup>) Residential 1340sq ft (124.5m<sup>2</sup>)**

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*

## **St Andrews' Freehold of 21 High Street, Pershore WR10 1AA**

### **Situation**

St Andrews' is a Grade II Listed Building and set over four floors. With separate access to the apartment and the shop off the High Street. The building is within a good position on the High Street, with ample pedestrian footfall in the centre of town. The shop has approximately 664'6''sq ft of retail area, together with a kitchen to the rear and separate WC. There is also access into the rear yard. Within the shop, there is a wide stairway down to a stone and brick vaulted cellar.

The accommodation rises via separate stairway to the first floor, where there is a recently redecorated apartment of generous proportions, having first floor reception, good sized lounge/dining room, an inner hall with kitchen/breakfast room, a utility room and bathroom with shower. On the top floor there are two good sized bedrooms and a dressing room.

There are electric heaters in the shop and there is gas/radiator system heating the apartment.

The market town of Pershore with its Georgian style has a population of approximately 9000 and provides high street shopping facilities and supermarkets together with a leisure complex with swimming pool and central carpark.

The features of the town include the Georgian architecture and Pershore Abbey dating back to 1100, with the Abbey ground and park land being a great attraction. There is a busy High Street, a town library and a good selection of restaurants and public houses. The River Avon runs to the east of the town which features activities during the summer and there are meadow walks along the river. Wychavon have their offices in Pershore and provide further parking and there are two medical centres available.

Pershore now has a theatre run by volunteers and puts on shows and also a cinema facility and is a great attraction to the town. There is a choral society associated with the Abbey and there is mainline railway station off Station Road.

### **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.



### **Property Comprises**



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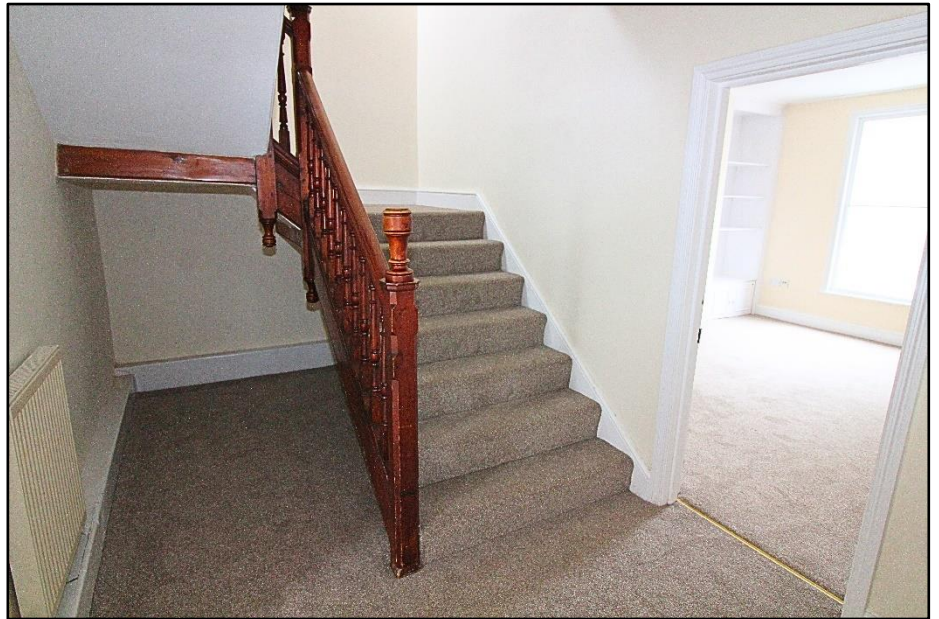
Steps up from High Street to

**Entrance Lobby** with solid timber front door with brass furnishings, fan shaped glazed panel, security lock and ceiling light, providing access to the shop premisses and a separate door for access up to the apartment.

**Hallway** with panelled radiator, ceiling light and carpeted stairway with banister rail leading up to first floor, with mezzanine fire door (push) and metal exterior stairway (down to the courtyard).

**First Floor Reception**

**Hallway** carpeted, useful cloaks cupboard and access to the consumer unit, pendant light. Light point over stairway and panelled radiator. Under stair storage area. Prominent timber balustrading to first floor, and doors off to



**Lounge / Dining Room** measuring overall approximately 14'2" x 17'6" (4.32m x 5.36m) maximum with chimney breast and fitted shelving and base level storage to side alcove. Multi socket power points, TV aerial socket, BT socket and front elevation sash window with secondary double glazing. Pendant lights, panelled radiator.





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**Inner Hallway**

with side elevation sash windows, panelled radiator, pendant light and door off to



**Kitchen / Breakfast Room**

measuring approximately 11'2" x 9' (3.41m x 2.74m) with side elevation sash window, panelled radiator, multi socket power points and inset ceiling lights. Fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Plumbing for dishwasher (fitted) and one and a half bowl stainless steel sink unit with mixer tap. 5-burner gas hob, built-in Hotpoint electric cooker, space for microwave. Pull out larder cupboard together with fitted fridge and freezer. Wall mounted storage cupboards, stainless steel extractor hood, built-in display cabinets with central shelving and ceramic tiled surrounds



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**Utility Room** measuring approximately 6'2" x 4'10" (1.88m x 1.24m) with plumbing for automatic washing machine, multi socket power points, opaque glazed windows, and pendant light. Door into



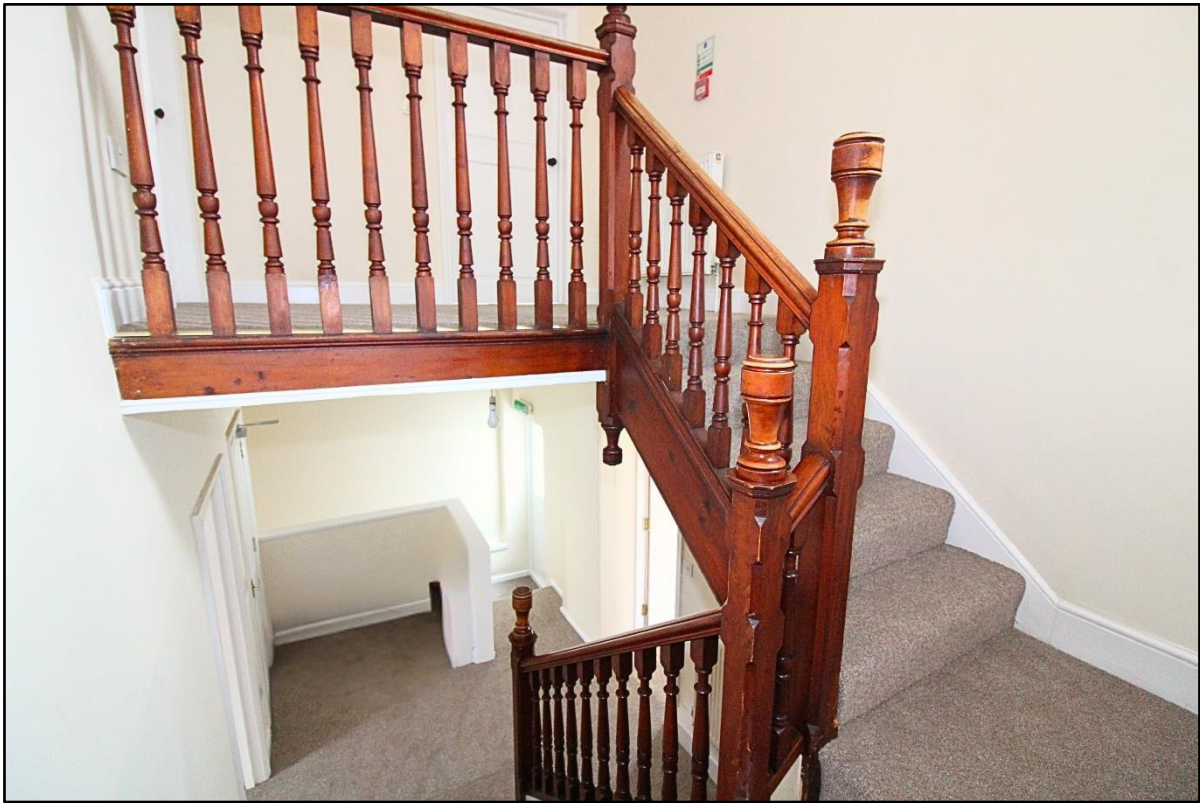
**Shower Room** measuring overall approximately 7'9" x 9'4" (2.40m x 2.86m) with pedestal hand wash basin, wall mounted Vaillant gas central heating boiler and ceramic tiled surrounds. Sliding screen door to walk-in shower cubicle with aqua panel surrounds and plumbed in shower with shower head on wall bracket. Low flush WC, opaque glazed window over. Illuminated wall mirror, inset ceiling lights, window and upright panelled radiator / towel rail, extractor fan.





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From the first floor split level stairway leads up to



**Second Floor** useful landing area with panelled radiator, multi socket power point and high level window. Pendant light, access hatch to roof void



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**Bedroom One** measuring overall approximately 13'3" x 14' (4.05m x 4.26m) with front elevation sash window with secondary double glazing, panelled radiator, TV aerial point and multi socket power points. Carpeted and with pendant light



Off the second floor landing there is door into

**Dressing Room** measuring 7'8" x 6'3" (2.37m x 6.3m) with panelled radiator, sash window, pendant light and built-in storage with hanging rail, base level storage cupboards and further useful shelving





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**Bedroom Two** measuring overall approximately 11'8" x 14'1" (3.59m x 4.29m) with front elevation sash window with secondary double glazing, panelled radiator, pendant light, multi socket power point and TV aerial socket.



**Ground Floor Retail Shop**

With independent door from the entrance lobby

**High Street Shop**

measuring overall approximately 66'6" (61.7m<sup>2</sup>) plus a bay window with electric panel radiator.

Behind the existing tenant's displays, there is a secondary area with side window. Internal stairs leading down to

**Cellar** measuring overall approximately 39'7" (37.1m<sup>2</sup>) with interesting vaulted brick ceiling, solid floor, light and power.

**Rear Kitchen Area** measuring overall approximately 16'3" x 8'8" (4.96m x 2.68m) with stainless steel sink unit with single drainer, mixer tap. Extractor fan, storage cupboard, ceramic floor covering and night storage heater. Side elevation window, light and power points. Space for table  
Rear access door to courtyard and back pedestrian gate.

**Enclosed WC** with low flush WC, wall mounted hand wash basin, water meter and opaque glazed window, extractor fan. Chrome towel rail / radiator, ceiling light, shelving and wall mounted storage cupboard. Ceramic tiled surrounds

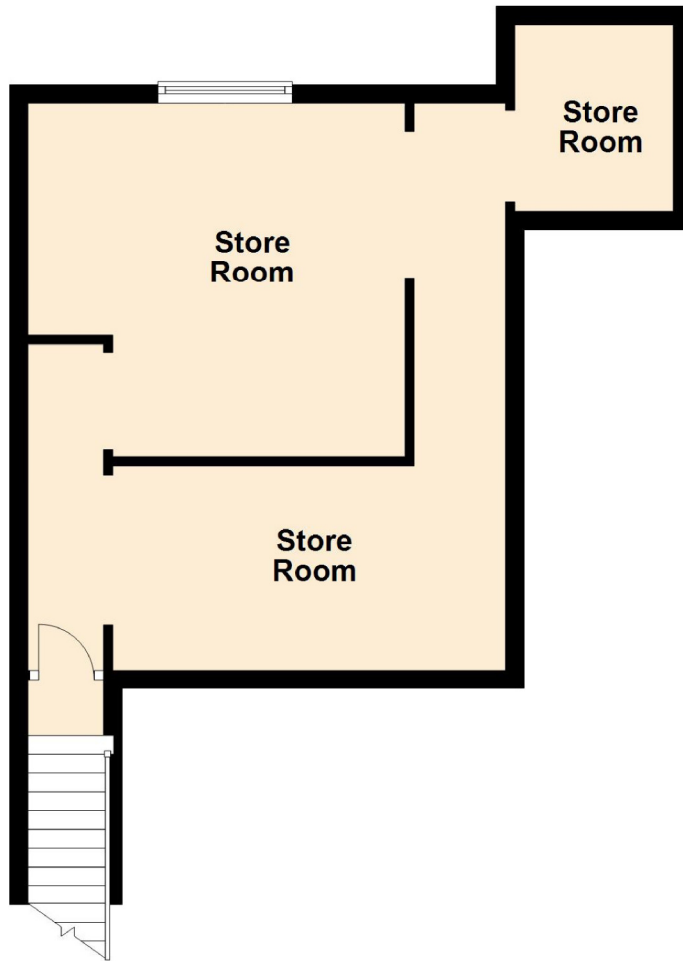


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<b>Services:</b>	All mains services are connected to the building. Telephones and extension points are subject to BT transfer regulations. Vaillant gas boiler serving the residential apartment. Electric heaters to the ground floor
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the property.
<b>Tenure:</b>	The property is freehold  The ground floor shop premises is presently let holding over an original lease of £10,000per annum The tenant pays a share of the building insurance and the cost of the fire alarm.
<b>Current Rateable Value</b>	<b>1 April 2023 to present £8,800</b>
<b>Local Authority:</b>	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT                      Telephone 01386 565000
<b>Council Tax (apartment):</b>	<b>Band B</b>

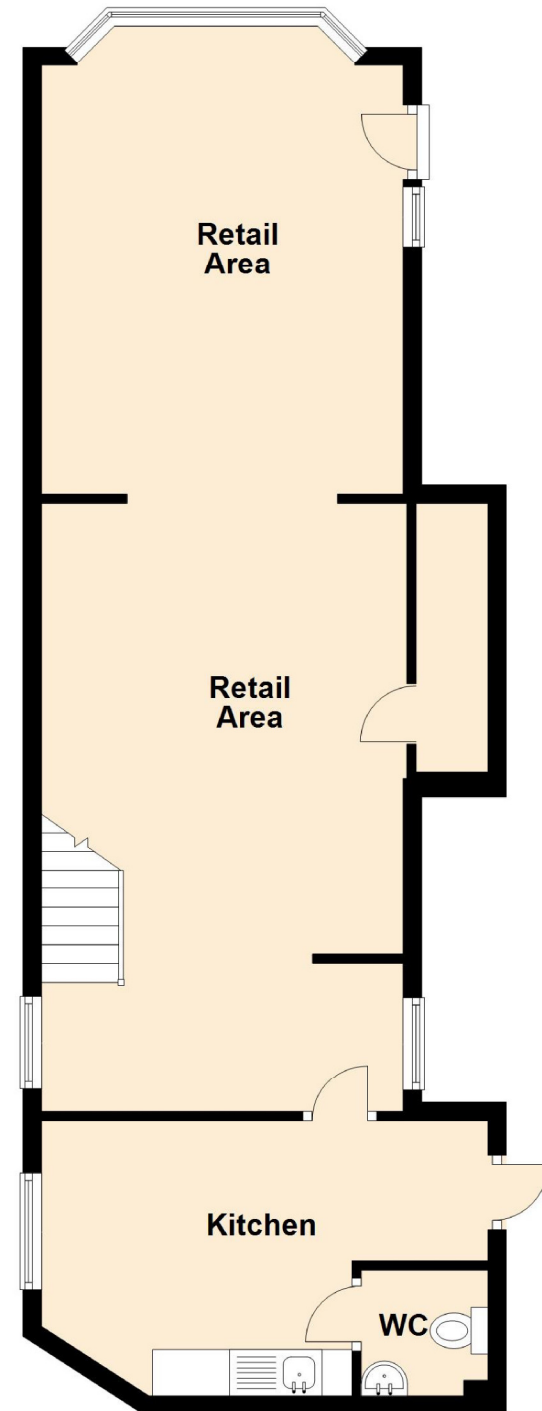
## Basement

Approx. 37.1 sq. metres (399.7 sq. feet)



## Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)

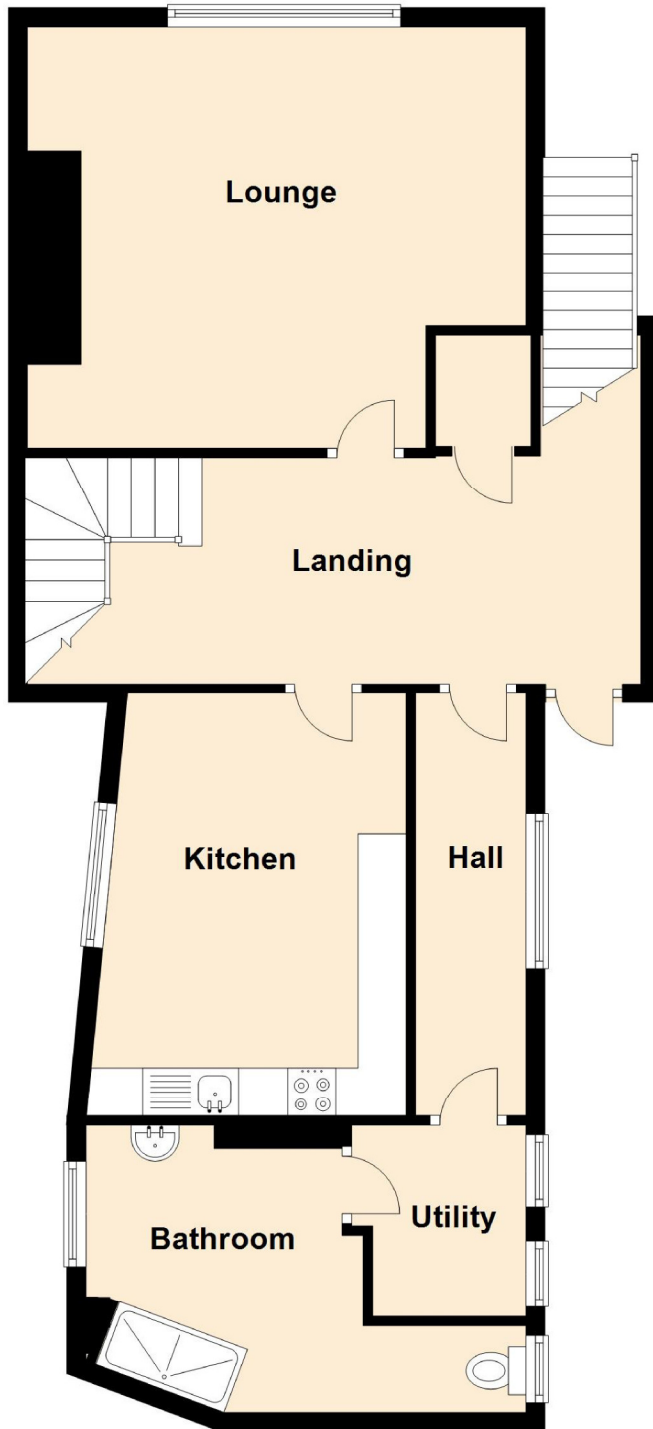


Total area: approx. 98.9 sq. metres (1064.3 sq. feet)



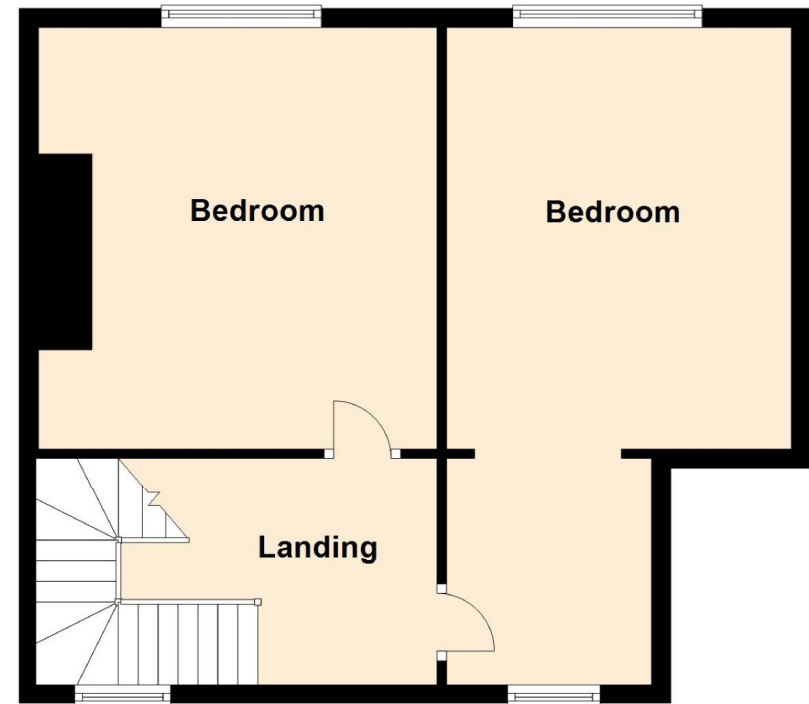
## First Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



## Top Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 124.5 sq. metres (1340.0 sq. feet)