Shop, 68, High Street
Pershore, WR10 1DU

£8,500 Per annum
Deposit - £2,125

CHRISTIAN
LEWIS
PROPERTY

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Prominent High Street Location | Class E | Flexible Use | New FRI Lease

An exciting opportunity to let this attractive and versatile Class E commercial premises, occupying a prominent position along Pershore High Street.

The property offers well proportioned space arranged over a number of interconnected rooms, providing an excellent opportunity for a variety of occupiers including professional services, office use, retail, studio, beauty or other uses falling within the scope of Class E (as defined by Town and Country Planning (Use Classes) Order 1987) ,subject to any necessary consents.

On entering the property, there is a welcoming front reception/retail area measuring approximately 11'3" x 21'7", benefiting from a large bay window overlooking the High Street, providing excellent natural light and an attractive frontage to the property. A useful storage cupboard is also located within this room.

The accommodation continues into a second room measuring approximately 10'4" x 11'1", which benefits from a WC and wash hand basin.

From here, the property flows through to a kitchen area measuring approximately 9'9" x 14'5", providing useful ancillary facilities and workspace. A door from the kitchen leads directly out to an external area, offering valuable additional space and potential for staff use, seating or storage, subject to any necessary permissions.

To further boast convenience and practicality there is one allocated parking space.

The property provides a versatile combination of customer facing space, additional accommodation, WC facilities, kitchen and external space, making it particularly well suited to an new starter or small business looking for a presence within the heart of Pershore.

Lease Terms

The property is offered by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed, subject to negotiation.
The ingoing tenant will be responsible for the usual repairing and insuring obligations under the terms of the lease.

Rent: £8500 per annum, payment schedule to be agreed, VAT exempt
Lease: New FRI lease, 5 Year Term
Use: Class E
Business Rates: Interested parties are advised to make their own enquiries with the local authority.
EPC: Grade II Listed (Exempt)
Rateable Value: 1 April 2026 to present - £4,650

Pershore

Pershore is a popular and attractive market town situated in the heart of Worcestershire's Vale of Evesham. The town is renowned for its elegant Georgian architecture, historic Pershore Abbey and attractive setting alongside the River Avon.

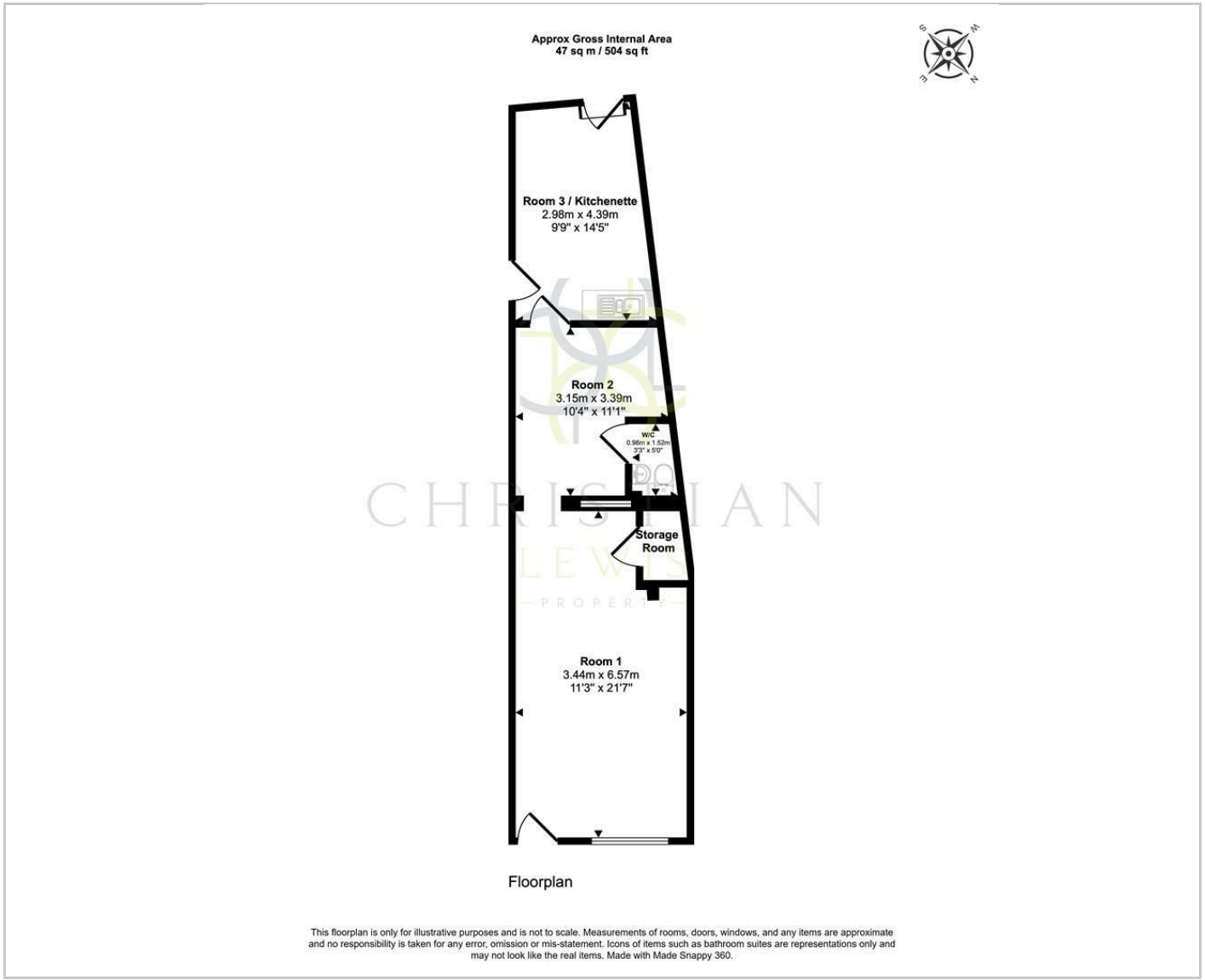
The High Street and surrounding town centre provide a varied mix of independent and specialist retailers, cafés, pubs, restaurants and professional businesses, together with an undercover market. Pershore also hosts regular events and markets which help to create a vibrant town centre environment.

The town benefits from its position within the Vale of Evesham and enjoys excellent access to the surrounding Worcestershire countryside, making it an appealing location for both businesses and visitors. Pershore's railway station is approximately 1.5 miles from the town centre and provides services on the Cotswold Line, while regular bus services connect the town with surrounding villages and Worcester.

The property therefore offers an excellent opportunity for a business seeking a characterful and prominently positioned commercial premises within an established Worcestershire market town.

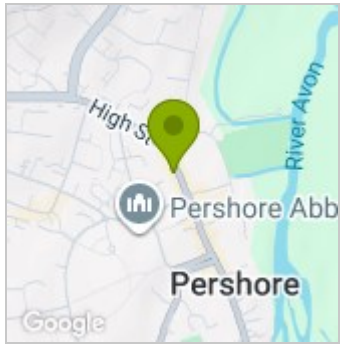
Viewing is highly recommended to appreciate the position, layout and versatility of the accommodation.

Floor Plan & Important Information

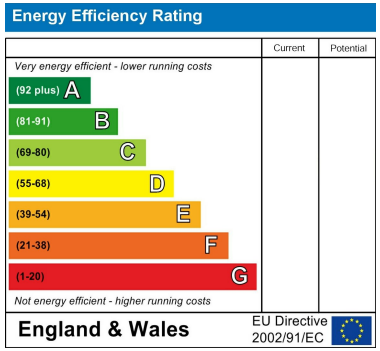


- Prominant High Street Location
- Class E Use
- Versatile Space For A Variety Of Use
- Available Now, Long Term Lease
- Interconnecting Work Spaces
- Approx. 504 sq ft
- Large Bay Window For Natural Light & Exposure
- 1 Allocated Parking Space
- Rateable Value - £4,650

Area Map



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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