



Mixed Use Billing House, Market Gate & High Street, Pershore,

Guide price £2,000,000



CHRISTIAN  
LEWIS  
PROPERTY



Guide price £2,000,000

# Mixed Use Billing House, Market Gate & High Pershore, WR10 1DZ

- UNIQUE INVESTMENT OPPORTUNITY
- FULLY TENANTED
- WELL MAINTAINED
- 14 ALLOCATED PARKING SPACES
- GREAT OPPORTUNITY
- PRIME LOCATION
- MIXED USE - COMMERCIAL & RESIDENTIAL
- SOLD AS A GOING CONCERN
- SCOPE TO REMODEL OR IMPROVE (STPP)

|| INVESTMENT OPPORTUNITY || FULLY TENANTED || MIXED USE || GREAT LOCATION ||

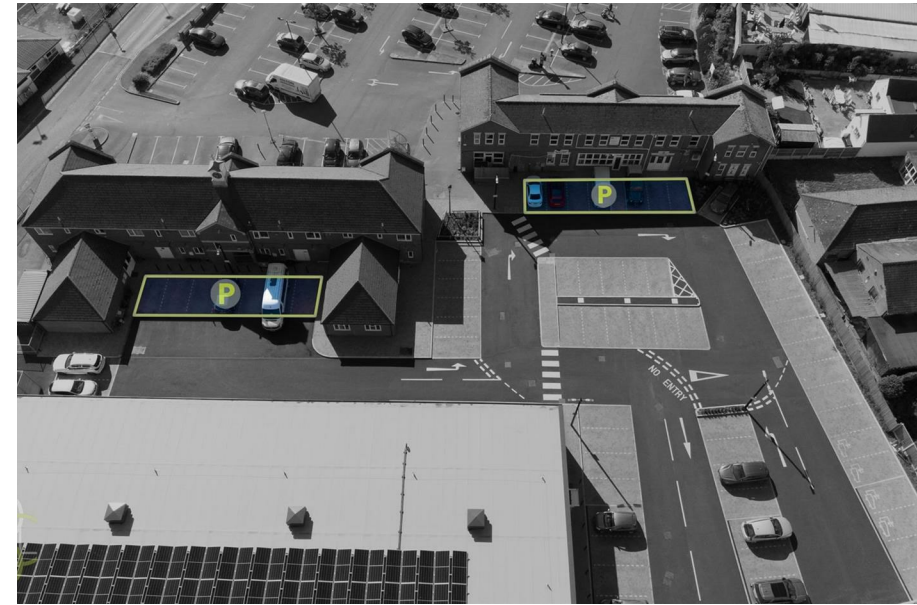
A RARE & EXCITING OPPORTUNITY HAS ARISEN FOR ONE LUCKY BUYER TO ACQUIRE A SUBSTANTIAL MIXED USE PORTFOLIO LOCATED WITHIN THE HEART OF PERSHORE TOWN CENTRE

We are thrilled to bring to the market this unique, mixed use opportunity, which is fully tenanted on both a residential and commercial perspective, and is generating an attractive return.

Within this offering, is the original 'Pershore Market' otherwise known as Market Gate, its sister building - Billing House alongside a variety of units located on Pershore High Street.

The offering comprises of;

- 14 Commercial Units - Mix of Retail Shops & Offices
- 8 Residential Flats (Currently let under AST agreements)
- 14 Allocated Parking Spaces
- Space spanning approx. 15306 sq ft



## Important Additional Information

Tenure: We understand that the offering is Freehold  
Local Authority: Wychavon District Council

Please note, the properties within this listing being sold as Transfers of Going Concerns, are and it is outside the scope of general VAT regulations provided certain conditions are met.

These conditions are broadly:

The buyer and seller are registered for VAT;  
The buyer and seller must have opted to tax, e.g. standard rate the building; and  
The buyer must intend to carry out the same kind of business as the seller.

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

## Other Information

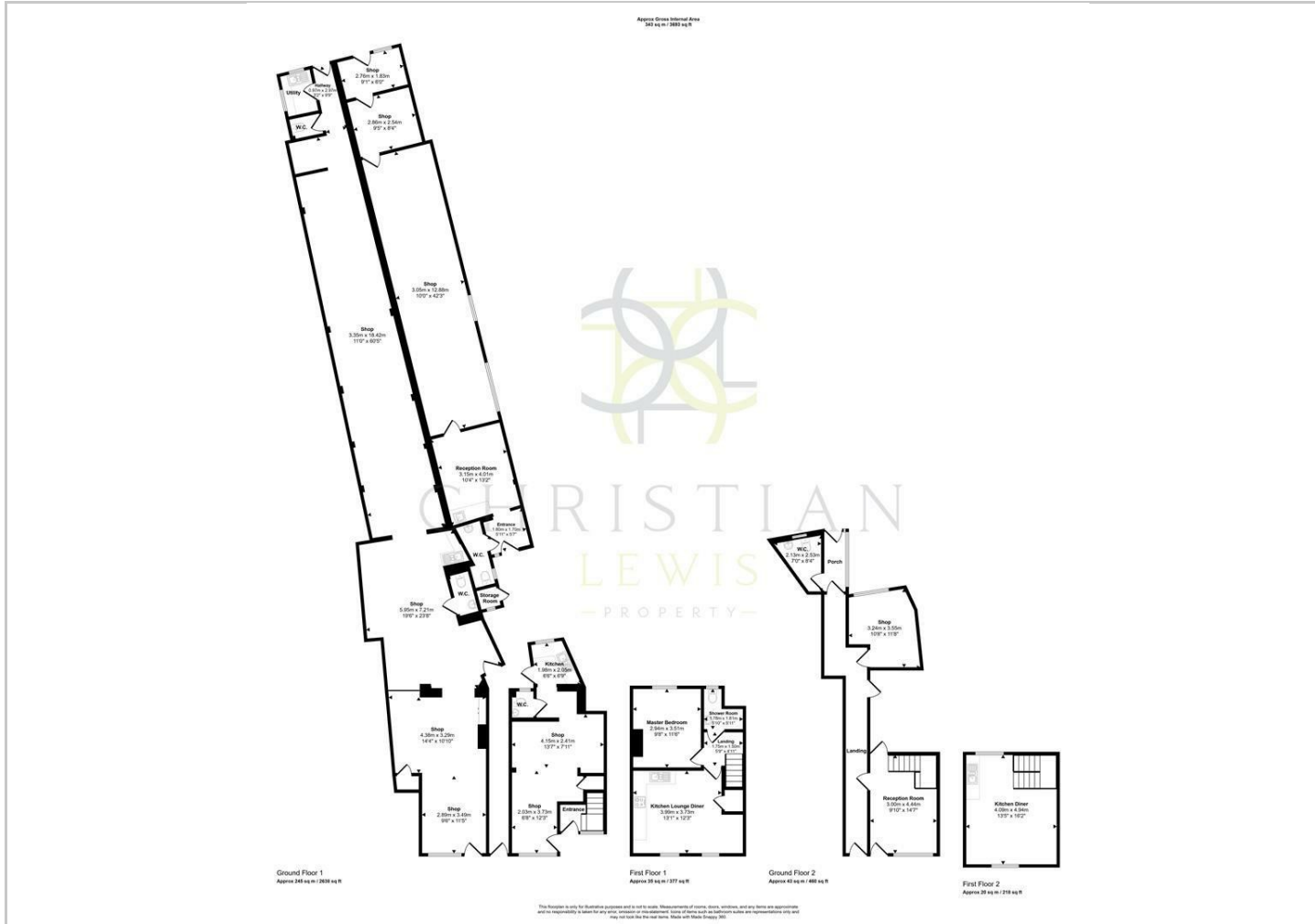
Please note - heating throughout the units vary







## Floor Plans



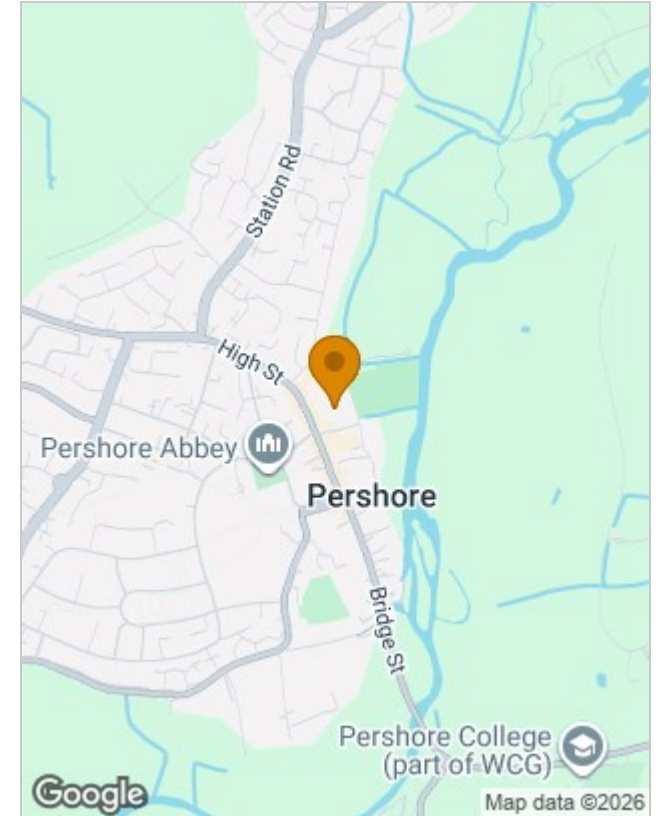
## Viewing

Please contact our Pershore Sales Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	