

49-51 High Street, Pershore, WR10 1EU

Guide price £525,000

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CHRISTIAN LEWIS PROPERTY


KEEP
CLEAR

49-51 High Street

Pershore, WR10 1EU

- MIXED USE
- 3 RESIDENTIAL PROPERTIES
- FULLY TENANTED
- PRIME HIGH STREET LOCATION
- INVESTMENT OPPORTUNITY - LANDLORDS ONLY
- 3 COMMERCIAL UNITS
- INCOME CIRCA £42,000 PER ANNUM
- COMMUNAL COURTYARD GARDEN

CHAIN FREE | MIXED USE | FULLY TENANTED OPPORTUNITY

A wonderful opportunity to purchase a mixed use property portfolio set within the heart of Pershore High Street.

The portfolio comprises of 3 residential flats, and 3 ground floor commercial shops which are currently occupied under Class E use (as defined by Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The three residential properties are

- 1 bedroom ground floor apartment, with living room, kitchen, shower room and double bedroom
- 3 bedroom duplex, with large living room/kitchen, dining room, outdoor terrace, 3 bedrooms and 2 bathrooms
- 3 bedroom duplex with living room, dining room, kitchen, 3 bedrooms, 1 shower room and 2 cloakroom toilets.

The three residential properties also benefit from a communal courtyard.

The commercial properties are all ground floor units located within the heart of Pershore High Street, which are all fully tenanted on leases dated until between 2028-2031.

The portfolio is being sold as a collective, and not subject to selling of individual units.





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AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council

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.



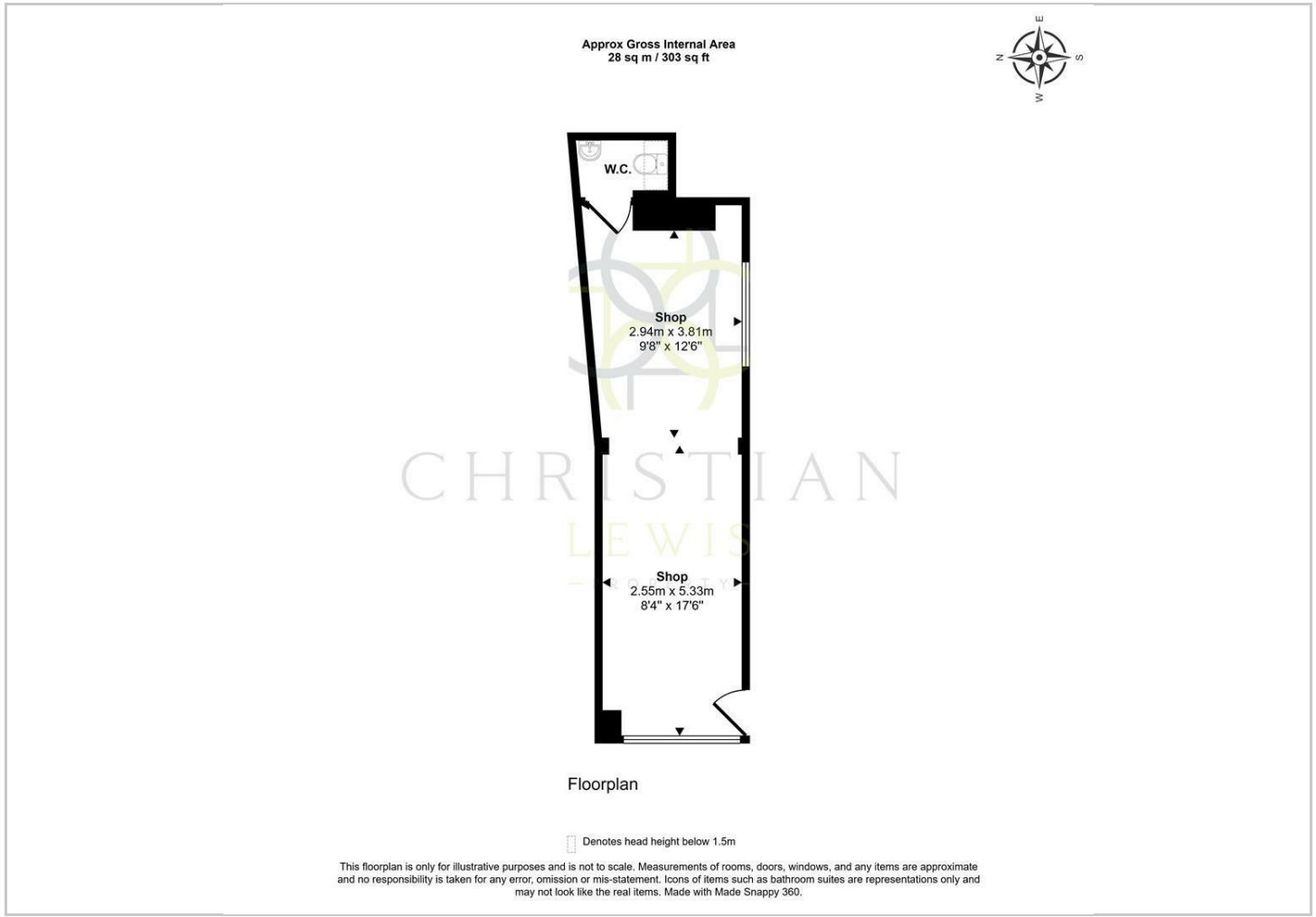




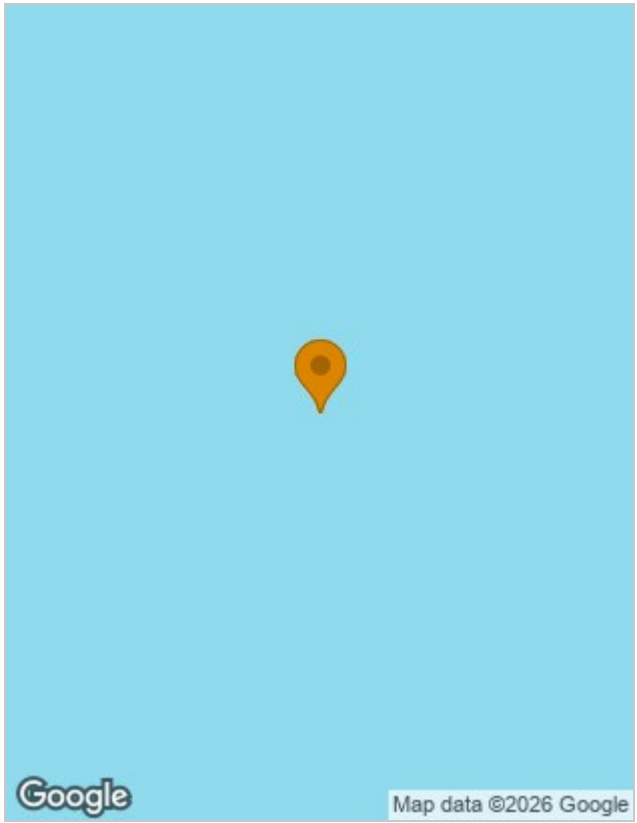

Jenny's
Ladbrokes



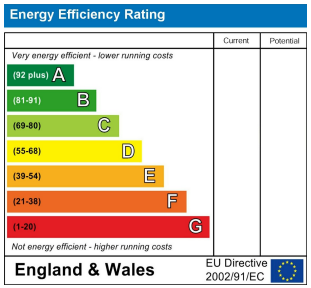
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore 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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