



ESTATE • AGENTS

14 & 16 Broad Street, Pershore, Worcestershire WR10 1AY  
Telephone: 0138 555368

**1B Church Street  
Persnore, WR10 1DT**



**LOCK UP SHOP TO LET**

\*A1 usage retail shop near to High Street

\*Offering approx. 268 sq. ft.

\*£5000 PA Ex

\*New lease available

*Commercial Particulars*

## **1B Church Street, Pershore, Worcestershire, WR10 1DT**

### **Situation**

Church Street is set off the High Street with good footfall, being opposite the access to the arcade shopping centre.

There is good window frontage from this location onto Church Street.

Pershore has a population of around 7,000 which provides an active High Street where there are prominent and established retail outlets.

Pershore is an active market town which provides parking long and short term.

There is an active chamber of commerce which assist Pershore in being a busy and attractive shopping centre, also providing a four-day market and supermarkets including Tesco, Asda and The Co-Operative, which attracts customers from a wider catchment area.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. 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.

Off Station Road there is the railway link to London Paddington or Worcester. The new Worcestershire Parkway Station is being 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 outline 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 and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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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**This Commercial Property Comprises of**

**Zone A**

Retail shop area in total of approximately 268 sq. ft (zone A) 13.6' x 12.4' (4.14 x 3.78m) with quarry tiled floor covering, useful storage cupboard with large window frontage and light and power points.



**Zone B**

Single step with quarry tiled floor covering. 7.4' x 13.4' (2.25 x 4.08m) Rear windows. Fitted wall unit with two stainless steel sinks, an Ariston water heater, separate handwash basin, extractor fan, integral storage cupboard with door into



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**Toilet Facility**

Low flush WC, handwash basin, Redring water heater, rear window, light and power.

There is passageway access around the back of the property.

**Services** Mains water, electricity and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations.

**Fixtures & Fittings:** Existing items will remain.

**Tenure:** New lease available, terms to be negotiated.

**Rateable Value:** To be assessed.

**Rates Payable:** Possible exemption due to small business start-up.

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