



ESTATE • AGENTS

14 & 16 Broad Street, Pershore, Worcestershire WR10 1AY

Telephone: 01386 555368

Email: james@bomfordandcoffey.co.uk

TO LET
4 High Street,
Pershore,
WR10 1BG



A PROMINENT GROUND FLOOR HIGH STREET RETAIL PROPERTY WITH A1 USAGE OFFERING APPROX. 554 SQ.FT. (51.35 SQ. M).

£10,000 PER ANNUM.

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

4 High Street, Pershore, Worcestershire, WR10 1BG

Situation

Number 4 High Street occupies an excellent trading position within this busy street with glazed shop frontage and active neighbouring shops. The shop has street frontage and access off the High Street into a shared hallway leading into the shop. The interior has four rooms, a W.C. and access to a yard for bins. There is a kitchen sink unit available in the last room. There are service points and modern electric heaters with thermostatic controls.

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 population of Pershore is in excess of 7000 and rising. Features of the town that bring in tourism is the river Avon and the attractive Georgian town façade together with the historic Pershore Abbey and parklands. Pershore is a market town which has a busy trading estate, a railway link and the Wychavon Hub.

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

Retail shop area in total of approximately 202 sq. ft (18.75 sq. m.) 17.29' x 11.67' (5.26 x 3.56m) with large window frontage. Wood effect floor covering, electric heater and light and power points.



Room Two

Single step up with wood effect floor covering. Measuring approx. 11.4' x 10.10' (3.36 x 3.07m). Front hatch, light and power points.



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Room Three

Continuation of the floor covering. Measuring approx. 10.88' x 11.19' (3.32 x 3.41m). Window and internal door. Fuse board, light and power points.



Toilet Facility

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

Room Four/Kitchen Area

With floor covering. Measuring approx. 12.99' x 9.06' (3.96 x 2.76m). Window and rear access door giving access to outside yard. Stainless steel sink with mixer tap and single drainer with base cupboard unit below. Light and power points.



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Services	Mains water (metered), electricity (separate meter) and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations. All services are the tenant's responsibility.
Fixtures & Fittings:	Existing items will remain. Fire regulations and electrical safety certificates will be provided by the landlord.
Tenure:	Leasehold with new term to be negotiated. (Full internal repair and return to original condition).
Insurance:	The landlord will insure the building and the tenant will be charged 25% of this cost. The tenant is responsible for their own content's insurance.
Rent:	£10,000 per annum.
Deposit:	A deposit of £2500 will be taken at the commencement of the term and a photographic inventory will be dated and signed by the landlord and in going tenant.
Rateable Value:	To be assessed.
Rates Payable:	To be assessed.
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Persnore, WR10 1PT. Telephone: 01386 565000