



ESTATE • AGENTS

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51 High Street
Pershore
Worcestershire
WR10 1EU

Price £275,000



A WELL KNOWN AND PROMINENT HIGH STREET PROPERTY PREVIOUSLY KNOWN AS 'THE GODOWN' IS OFFERED FOR SALE TOGETHER WITH AN EXTENSIVE FLAT OVER THE BUSINESS.

GROUND FLOOR RETAIL PREMISES EXTENDING TO
650 SQ. FT. (198 SQ. M)
FIRST AND SECOND FLOOR LIVING ACCOMMODATION
IN EXCESS OF 1000 SQ. FT. (304 SQ. M)

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

'The Godown', 51 High Street, Pershore, Worcestershire, WR10 1EU

Situation

A rare opportunity to acquire a prominent and well known freehold property previously known as "The Godown", with substantial living accommodation over the first and second floors of this large retail premises.

With good visual frontage and high street pedestrian access, number 51 also owns the passageway to a separate access to the living accommodation and further access under the balcony to the previous tea rooms, where there is a kitchen and toilet facilities.

The property is now well presented having been re-decorated and carpeted throughout the living accommodation. This prominent shop which offers approximately 650 sq. ft. of retail area has been vacated and is available for new owners with retail usage. The living accommodation which has separate access and stairway to the first floor is substantial, with large living room area, integral kitchen plus pantry/preparation room. There is also access onto an attractive and enclosed balcony overlooking the rear of the high street. The living accommodation has a cloakroom with shower and a full bathroom suite, and the bedroom accommodation is planned on the first floor and second floor.

The sole agent Bomford and Coffey recommends early viewing which will be accompanied and by appointment to look over these premises.

Pershore is a popular trading centre with an ever-growing population of approximately 8000 residents. The busy high street has main named and individual outlets providing good high street shopping, together with central parking and supermarket and a four-day covered market. Pershore town is easily accessible and has railway links to Worcester Shrub Hill or London to Paddington. The M5 junction 7 at Worcester travelling north approximately 9 miles, and there are other main centres such as Cheltenham Spa, Stratford upon Avon, the city of Worcester and local market towns which are all catchment.

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.

'The Godown', 51 High Street, Pershore, Worcestershire, WR10 1EU

The Property Comprises Of

Retail Shop

With bay window display area onto high street. This first retail area measures with average width of 9'9" and shop depth approximately 31' 6" giving (313 sq. ft.) 2.97 x 9.60m. There is sealed chimney breast, multi socket power points, Potterton gas central heating boiler and panelled radiators. Ceiling lights and spots. Attractive partial tiled quarry tiled floor covering, enclosed meter box. Side elevation windows and an internal door into

Second Reception

Measuring approximately 12' x 12'5" giving (122 sq. ft.) 3.65 x 3.78m. With light and power points, frost glazed window and under stair storage area.

Third Reception Area/Tea Room

Measuring approximately 15' 4" x 12'10" giving (186 sq. ft.) 4.67 x 3.91m. With ceiling lights, exposed timber beams, timber mullioned windows, panelled radiator and further sealed chimney breast.

Kitchen

Measuring approximately 8' x 7'4" (59 sq. ft.) 2.43 x 2.23m. With circular sink and mixer tap. Plumbed in dishwasher, one and a half bowl sink unit with single drainer with mixer tap. Storage cupboards, worktop surface with ceramic tiled surrounds and shelving over. Space for fridge and fitted electric cooker with ceramic hob. Ample multi socket power points, eye-level shelving, ceiling light, door chime and side elevation window.

Toilet Facility

With lobby area, wall mounted hand washbasin, separate WC with low flush facility. Extractor fan and light point.

Living Accommodation on the First Floor

Separate Side Entrance

From the passageway with solid timber door and carpeted stair way leads up to

First Floor

Mezzanine hallway and further stairs lead up to

Large Living Room/ Kitchen Diner

Measuring overall approximately 30' x 13'2" (9.14 x 4.01m) with chimney breast intrusion, having mantle shelf and surround, with wood burning stove inset over stone hearth. Panelled radiators, multi socket power points, ceiling lights and double doors leading out to the balcony.

'The Godown', 51 High Street, Pershore, Worcestershire, WR10 1EU



Balcony

Being of a metal framed structure, attached to the south elevation of this property and being partially enclosed.

Kitchen Area

With timber worktop surfaces and gas hob top with oven and grill under. Base level storage and single drainer stainless-steel sink unit. Ceramic tiled surrounds. Ample storage and shelving, extractor hood.

Walk-in Pantry/Preparation Room

With single drainer sink unit, mains cold water tap, shelving, extractor fan, work top surfaces with drawers and storage and shelving under. Ceiling light and multi socket power points.

Eternal Hallway

With BT socket and shelving, high level Velux roof light. Ceiling lights, coat rail and hooks. A utility area with plumbing for automatic washing machine and side elevation window.

Bathroom

Comprising of low flush WC, fitted hand washbasin with storage cupboard under. Upright airing cupboard with ample slatted shelving, shaver light and point, panelled radiator, timber panelled bath with mixer tap and shower attachment, ceramic tiled surrounds. Timber mullioned window, pull-cord light switch.

Second Inner Hall/Cloakroom With shower cubicle having sliding screen door, low flush WC, wall mounted hand washbasin with tiled splashback, having mirror and light over. Ceiling light.

'The Godown', 51 High Street, Pershore, Worcestershire, WR10 1EU

First Floor Bedroom

Measuring approximately 12' 3" x 11' 6" (3.73 x 3.50m) with exposed ceiling timber. Front elevation timber mullioned window, panelled radiator, light and power points.

From the inner hall stairway leads up to

Second Floor

Bedroom

Being open plan, measuring approximately 12' 4" x 12' 8" (3.75 x 3.86m) to include built-in wardrobe cupboards, front elevation window, ceiling beams and light point. Multi socket power points and panelled radiator.

Top Bedroom

Measuring approximately 14' 8" x 9' 6" (4.47 x 2.89m) with exposed ceiling beams, Velux roof light and base level mullioned window. Panelled radiator, light point, multi socket power points and built in wardrobe cupboard.

Outside the Property

From the high street there is access door into passageway, where there are gas meter points and right of way under the balcony into the rear of the premises. There is also separate access to the living accommodation. The passageway belongs to the property and the adjoining property enjoys right of way over into their courtyard.

NB. Number 51 has a right of way to a disused WC to the rear of the property.



'The Godown', 51 High Street, Pershore, Worcestershire, WR10 1EU

Retail Shop



Third Reception Area/Tea Rooms



Living Accommodation

Large Living Room/Kitchen Diner



Kitchen Area/Pantry/Prep Room



First Floor Bedroom



Top Bedroom



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- Services** All Mains services are connected to this property.
There is gas central heating.
Telephone and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in sale of the property.
- Tenure:** The property is freehold
RV £5400.00
Rates Payable £2516.40
- Local Authority:** Wychavon District Council,
The Civic Centre, Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band A (£1075.64 Per Annum)**