



**ESTATE AGENTS**

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

**Telephone: 01386 555368**

**Email: [james@bomfordandcoffey.co.uk](mailto:james@bomfordandcoffey.co.uk)**

**TO LET**  
**42 High Street,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1DP**



**A PROMINENT HIGH STREET RETAIL  
PROPERTY TO LET WITH A1 USAGE  
OFFERING APPROX. 1055 SQ.FT. (98 SQ. M).**

**£13,600 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*

## **42 High Street, Pershore, Worcestershire, WR10 1DP**

### **Situation**

Number 42 High Street occupies an excellent trading position within this busy High Street with approximately 26' (7.9m) double bay shop frontage. There is pedestrian access off the High Street and a side access via passageway. There is zone A and zone B retail areas, there is a large storeroom behind the retail together with kitchen area, separate WC and an office plus a small store. There is mains water, electricity and drainage connected to this property.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market, leisure complex and Number 8 Theatre complex situated on the High Street. 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.

**42 High Street, Pershore, Worcestershire, WR10 1DP**

**This Retail Shop Offers**

**Zone A** measuring approximately 8.0m x 5.31m (457 sq. ft/42.47 sq. m.) with double bay frontage to High Street.



**Inner Showroom**

**Zone B** measuring approximately 4.32m x 2.74mm (127.5sq. ft./11.85 sq.m.). Door to outside passageway.



**42 High Street, Pershore, Worcestershire, WR10 1DP**

**Rear Storeroom** measuring approximately 7.44m x 3.96m (317 sq. ft/29.49 sq.m.)

**Office** measuring 7'3" x 6'7" (2.21m x 2.01m) with window, light and power points.

**Further Storeroom** measuring 4' x 7'2" (1.22m x 2.18m) with window, light and power points.

**Kitchen Area** measuring approx. 4' x 7'2" (1.22m x 2.18m). Light and power points.  
Through to

**Toilet Facility** low flush WC, handwash basin, rear window, light point.



**42 High Street, Pershore, Worcestershire, WR10 1DP**

|                                 |   |
|---------------------------------|---|
| <b>Services:</b>                | Mains water, electricity and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations. All services are the tenant's responsibility. |
| <b>Fixtures &amp; Fittings:</b> | To be confirmed. Electrical safety certificate will be provided by the landlord.  |
| <b>Tenure:</b>                  | Leasehold with new term to be negotiated. (Full internal repair and return to original condition).  |
| <b>Insurance:</b>               | The landlord will insure the building and the tenant will be charged £650 + VAT per annum. The tenant is responsible for their own content's insurance.                                     |
| <b>Rent:</b>                    | £13,600 per annum.  |
| <b>Deposit:</b>                 | A deposit of £3000 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.                                 |
| <b>Rateable Value:</b>          | To be assessed.   |
| <b>Rates Payable:</b>           | To be assessed.   |
| <b>Local Authority:</b>         | Wychavon District Council,<br>The Civic Centre,<br>Station Road,<br>Pershore,<br>WR10 1PT.<br>Telephone: 01386 565000   |