



**ESTATE AGENTS**

14 & 16 Broad Street, Pershore, Worcestershire WR10 1AY  
Telephone: 01386 555368

**19 Broad Street**  
**Pershore**  
**WR10 1BB**

**Freehold For Sale**

**Price £395,000**



**AN OPPORTUNITY TO ACQUIRE A WELL  
SITUATED COMMERCIAL OUTLET (E USE) WITH  
BAY WINDOW AND ATTRACTIVE FRONTAGE  
OFFERING APPR. 602 SQ SF. A REAR GARDEN  
TOGETHER WITH TWO BEDROOMED LIVING  
ACCOMMODATION OVER**

*Commercial Particulars*

## **19 Broad Street, Pershore WR10 1BB**

### **Situation**

Broad Street is a popular historic part of Pershore with limited time parking down the centre so providing weekly activity within this street during shopping hours and the properties with their façades of Georgian architecture and predominately Grade II listing which include number 19 Broad Street.

The property is set over three floors with the commercial outlet on Broad Street and the apartment having rear access, has first and second floor accommodation, with kitchen/diner and lounge on the first floor, central stairway to two bedrooms and a bathroom on the second floor. There is a independent electric heating and a pleasant cottage garden to the rear, with a separate passageway pedestrian access to the back of the property.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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.

The new Worcestershire Parkway Station has been 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 outlying 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, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre

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.

## **19 Broad Street, Pershore WR10 1BB**

### **Property Comprises**

Access off Broad Street into prominent entrance which leads into the shop with retail area measuring overall approximately 13'7" x 31'6" maximum () with front bay display window, shelving and spotlights. ceiling spotlights and power points, rear window. Door into



**Secondary Retail Area** measuring 20'2" x 6'8" with glazed windows, strip lights, power points and side access door to rear yard. Further doorway into

**Storeroom** measuring overall 15'4" x 6'3" with polycarbonate roof, glazed side windows, half panelled glazed access door into garden, fitted single drainer stainless steel sink unit and plumbing for automatic washing machine. Enclosed WC

From the Storeroom, pedestrian access into cottage garden. Metal stairway leads up to the first floor and access stable door into



**19 Broad Street, Pershore WR10 1BB**

**Kitchen / Diner** measuring overall approximately 11'8" x 11'2" with rear elevation first floor window, fitted kitchen units with work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap. Ample power points, cooker point, wall mounted storage cupboards and chimney breast with storage cupboards to left hand side. Central pendant light point, BT point.



Through to

**Inner hallway** with stairs to first floor and useful under stair storage area with light point.

**First Floor Sitting Room** measuring approximately 13'6" x 13'3" with front elevation panelled glazed sash window with secondary double glazing. Light and power points. Built-in storage cupboards, shelving and high-level cupboard. TV aerial point.



**19 Broad Street, Pershore WR10 1BB**

Stairway leads up to second floor with split level landing, balustrading, ceiling lights and access hatch to roof void, skylight.



**Bedroom One** measuring approximately 11'2" x 14'9" with chimney breast intrusion, light and power points. Front elevation panelled glazed window with secondary double glazing and TV aerial point.



**19 Broad Street, Pershore WR10 1BB**

**Bedroom Two** (rear) measuring approximately 11'7" x 8'2" maximum with multi socket power points, pendant light and rear elevation window.



**Bathroom** comprising panelled bath with tiled surround and electric shower over with shower screen. Pedestal hand wash basin and low flush WC. Rear elevation double glazed window with roller blind. Extractor fan and chrome upright towel rail / radiator. Airing cupboard housing lagged hot water tank with immersion heater and slatted shelving.



There are electric panel heaters in the apartment.

**19 Broad Street, Pershore WR10 1BB**



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

**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

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

**Council Tax:** Band B (Apartment)

**Business Rates & Rates Payable:** To be assessed (presently exempted)