

Stopping  
cept buses  
7am-7pm

**SHELDON  
BOSLEY  
KNIGHT**  
**TO LET**  
Ground floor offices  
& first floor storage  
A2 office space  
Ground floor NIA  
77.83 sq m (839 sq ft)  
SHELDONBOSLEYKNIGHT.CO.UK  
**01386 765700**

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BOSLEY  
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Broad Street, Pershore, WR10 1BB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

£15,000 P.A

- Commercial Property To Let
- First Floor Storage Area and Kitchenette 32.26m<sup>2</sup> (347ft<sup>2</sup>)
- EPC - C
- Ground Floor Net Internal Area 77.83m<sup>2</sup> (839ft<sup>2</sup>)
- Business Rates Gross rateable value £12,750.

A two storey town centre Class E business and commercial premises.

The ground floor has a large, attractive display window, part-glazed entrance door and a bay window fronting onto Broad Street.

### Location

The property are located adjacent to the junction where Broad Street meets High Street and Bridge Street. It is close to free car parking and there are pay and display car parks in the immediate vicinity. Pershore is an attractive market town, with access to a full range of amenities, shops, schools and leisure facilities. The town benefits from a high percentage of independent retailers. Pershore is located approximately 6 miles from Evesham and 9 miles from Worcester and 6 miles from Junction 7 of the M5 motorway.

### Terms

Stepped rent of  
Year 1 £15,000pa  
Year 2 £16,000pa  
Year 3 £17,000pa

### Accommodation

The property comprises:

- Part glazed entrance door from Broad Street leads into front office extending to 55.61m<sup>2</sup> (599ft<sup>2</sup>).
- Side front office with bay window - 12.92m<sup>2</sup> (139ft<sup>2</sup>).
- Side rear office - 9.3m<sup>2</sup> (100ft<sup>2</sup>)
- Ground floor cloakroom with low-level WC.

From the rear of the building stairs rise to first floor accommodation:

- Landing - 3.17m<sup>2</sup>
- File store (no windows) - 9.12m<sup>2</sup>
- Kitchen - 9.13m<sup>2</sup>. Equipment comprises tiled walls, Formica worktop, stainless-steel sink plus two low-level cupboards.
- Rear storage area - 10.84m<sup>2</sup>

- Toilet area - 3.79m<sup>2</sup>  
Net Internal Area 32.26m<sup>2</sup> (347ft<sup>2</sup>)

### Services

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with suppliers to ensure continuity of supply.

### Legal Costs

Each party to be responsible for their own legal costs in the transaction.

### VAT

We understand the property is not registered for VAT.

### Viewing

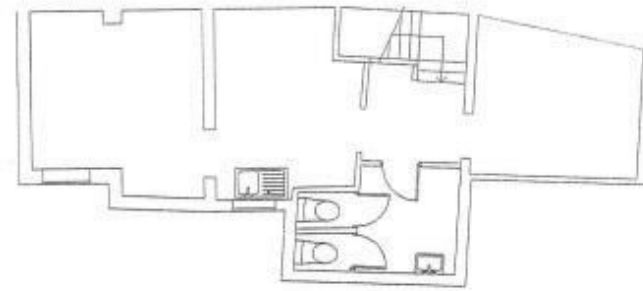
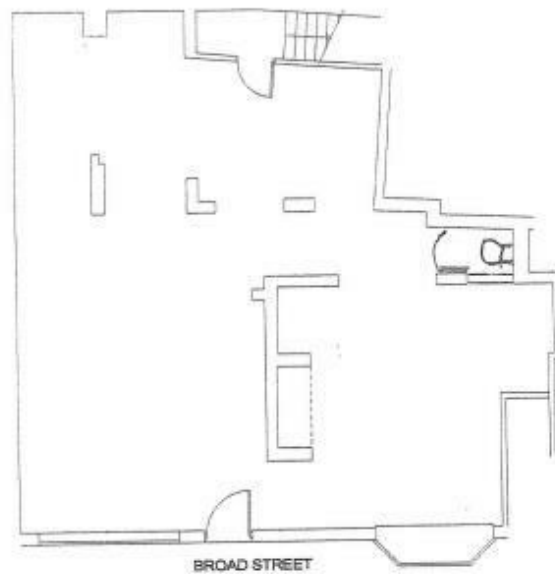
To discuss the property or to arrange a viewing please contact our commercial team on: 01386 765700

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice



# Plan



For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)