

Harmony House, 7-9 Church Street, Pershore, Worcestershire, WR10 1DT

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£15,000 Per Annum

- Characterful Two-Storey Class E Premises
- Prominent Town Centre Location
- Suitable for a Variety of Commercial & Business Uses
- New FRI Lease - Terms to be Negotiated

An attractive and characterful two-storey commercial property occupying a prominent position on Church Street in the heart of Pershore town centre.

Location
7-9 Church Street is situated in a central position within Pershore, an attractive and historic market town in Worcestershire's Vale of Evesham.

Church Street forms part of the established town centre, with a varied mix of independent retailers, professional businesses, cafés and other commercial occupiers in the surrounding area. The town benefits from a strong local catchment and provides a range of everyday amenities, with the High Street and surrounding commercial areas located within close proximity.

Pershore is conveniently positioned approximately 9 miles from Worcester and 7 miles from Evesham, with the M5 motorway accessible via Junction 7.

Description
The property comprises an attractive two-storey period commercial building, extending approximately 1,252 ft NIA.

The accommodation provides a mixture of open-plan and cellular workspace arranged over the ground and first floors, together with ancillary facilities.

Internally, the property retains a number of attractive character features, including exposed timber framing and traditional architectural detailing, whilst benefiting from modern lighting, heating/cooling and practical office fittings.

The ground floor provides flexible workspace with good levels of natural light and prominent glazed frontage to Church Street. The first floor provides further accommodation suitable for offices, consulting rooms or other compatible commercial uses.

Accommodation
The property has been measured on the following basis – NIA

Ground Floor	78.41 SQ M	844 SQ FT
First Floor	37.81 SQ M	407 SQ FT
Total	**116.2 SQ M**	**1252 SQ FT**

Lease Details
The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term to be negotiated and agreed

Services
We understand that the property benefits from mains electricity, water and drainage connections. Interested parties should make their own enquiries as to the availability, capacity and suitability of all services.

Energy Performance Certificate
EPC - 54 C

Planning
It is understood the property benefits from a Class E planning use (formally B1) , providing considerable flexibility for a range of commercial uses.

Interested parties are advised to make their own enquiries with Wychavon District Council in respect of their proposed use and any necessary planning requirements.

VAT
We understand that VAT is not currently applicable to the quoting rent. Interested parties should make their own enquiries in this regard.

Legal Costs
Each party is to be responsible for their own legal costs incurred in connection with the transaction.

Viewing
Strictly by prior appointment with the sole agents. Contact Sheldon Bosley Knight on commercial@sheldonbosleyknight.co.uk or 01386 765700.









For further information please email commercial@sheldonbosleyknight.co.uk