

To Let

GJS | Dillon

The Commercial Property Consultants



The Old Mill, New Road, Pershore, WR10 1BY

Commercial Unit in Central Pershore

- 5,575 sq ft (517.93 sq m)
- Commercial property suitable for a variety of uses
- Ground and first floor space
- Onsite car parking
- Town centre location
- Good access to the A44, leading to the M5 motorway

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

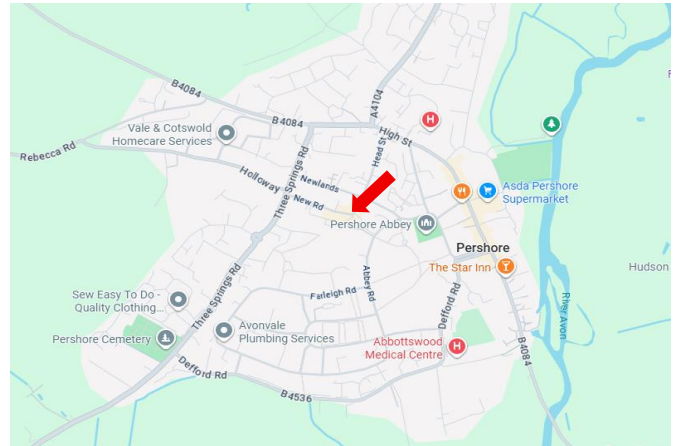
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Location

The property is prominently located on New Road in Pershore, a well-connected Worcestershire market town approximately 10 miles from Worcester and 7 miles from Evesham. The Old Mill is positioned close to the River Avon and within easy walking distance of Pershore town centre. The location benefits from good transport links, including nearby access to the A44 and Pershore railway station with services to Worcester, Oxford and London.

Description

The Old Mill comprises a large, detached commercial premises of traditional brick construction. The building has an open-plan retail sales area, which benefits from suspended LED lighting. Ancillary accommodation is provided at ground and first floor levels, including staff and storage areas, along with a mezzanine floor. There are approximately 20 car parking spaces.



Quoting Rent

£28,000 per annum.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £34,250 (1 April 2023 to present).

[Click here to view the Rateable Value information](#)

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Ground Floor Sales	3,400 sq ft	315.87 sq m
Ground Floor Ancillary	520 sq ft	48.31 sq m
Mezzanine Area	1,349 sq ft	125.33 sq m
First Floor Ancillary	306 sq ft	28.43 sq m
Total	5,575 sq ft	517.93 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of E (104)

[Click here to view the Energy Performance Certificate](#)



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
Call: 01905 676169

Jorge Bray
jorgebray@gjsdillon.co.uk

Roy Wilkes
roywilkes@gjsdillon.co.uk