

TO LET £7,500 PER ANNUM EXCLUSIVE
22 NEWTOWN RD, MALVERN, WR14 1NZ



- Lower ground floor commercial premises suitable for a variety of uses, subject to necessary consents being obtained
- Conveniently located in Malvern
- Extending to approximately 723 Sq Ft
- Viewing highly recommended
- Rent: £7,500 per annum exclusive



3-7 New Street Ledbury, HR8 2DX
01531 634648
Commercial@johngoodwin.co.uk



LOCATION

The property is located in Newtown Road, benefiting from close proximity to Great Malvern and Malvern Link. Malvern enjoys the famous Malvern Theatre and Cinema Complex, which is located in Grange Road, just off Church Street. The Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline railway stations, running services on the Hereford to Paddington and Hereford to Birmingham railway lines. There is good access to the road network with the M5 and M50 motorway easily accessible.

DESCRIPTION

The premises benefit from a quiet off road entrance and is ideally suited to therapy rooms, beauty rooms or studio space use. The property extends to 723 sq ft, and includes a kitchenette WC and shower facilities.

ACCOMMODATION

The Retail extends to approximately 723Sq Ft.

Name	Description	Sq Ft	Sq M
Ground Floor	Kitchenette, office/treatment Rooms, waiting area, lobby	723	67.17
TOTAL		723	67.17

SERVICES, PLANNING, EPC

SERVICES - We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

PLANNING - It is recommended that interested parties make their own enquiries to the local planning authority to confirm their proposed use is permitted.

EPC - The EPC rating for this property B(36) <https://find-energy-certificate.service.gov.uk/energy-certificate/1401-6936-1653-8497-5906>

BUSINESS RATES

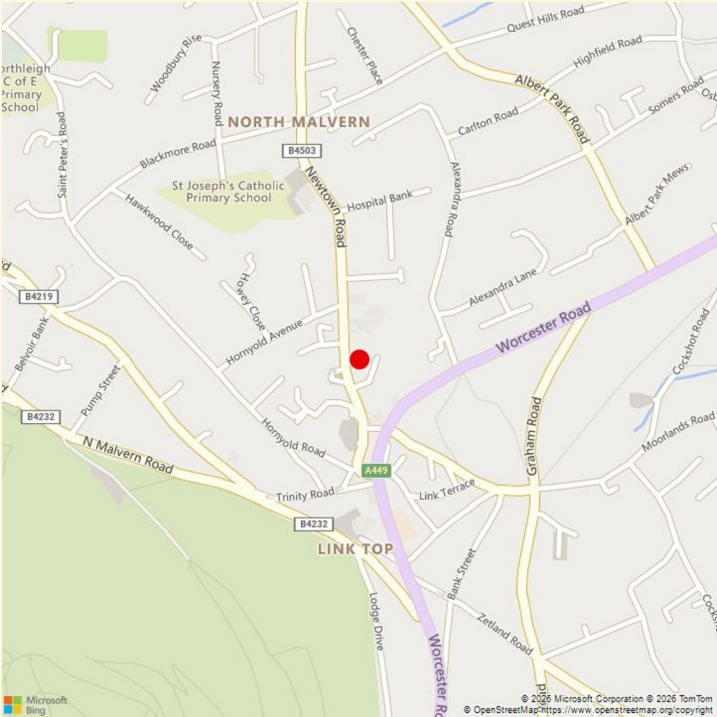
The property has been the subject of recent refurbishment and therefore will have to be re-assessed for non domestic rates by the Valuation Office Agency.

VIEWING ARRANGEMENTS

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

DIRECTIONS

From the Agent's Malvern Office turn left and continue along the Worcester Road. At the traffic lights turn left into Newtown Road and the Premises can be found after a short distance on your right hand side.



PROPOSED TERMS

TENURE - Available on a new lease of negotiable term.

RENT - £7,500 Per Annum Exclusive

SERVICE CHARGE - Is applicable, please contact the agent for further details.

LEGAL FEES - The tenant is to be responsible for meeting the Landlords reasonable legal costs in documenting the lease and rent deposit deed.

DEPOSIT - One quarter's rent to be held as a deposit.

CONTACT

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GENERAL

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract. It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of John Goodwin and accordingly we recommend you obtain specialist advice.