

TO LET £9,250 PER ANNUM EXCLUSIVE 118 WORCESTER ROAD, MALVERN



- Retail/Office premises available to let
- Extending to approximately 512 sq ft (47.60 sq m)
- Central Malvern Link location with parking
- Guide Rental: £9,250 per annum exclusive

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

3-7 New Street Ledbury, HR8 2DX
01531 634648
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Regulated by
RICS

LOCATION

The property is located in the sought after prime area of Malvern Link, one of the main urban areas of Malvern, with close neighbours including with a number of independent businesses and residential properties. The Famous Malvern Theatre and Cinema Complex 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. The Malvern Hills, a designated Area of Outstanding Natural Beauty, is an in important tourist destination and benefits from the Three Counties Showground. There is good access to the road and motorway network with the M5 and M50 easily accessible.

DESCRIPTION

118 Worcester Road is a ground floor premises extending to approximately 512 sq ft (47.60 sq m) with prominent frontage to the Worcester Road; a main arterial route with excellent levels of passing vehicular traffic and footfall. Viewing is highly recommended to fully appreciate the versatility of the space available. The premises include WC facilities, Kitchenette and car parking to the rear.

ACCOMMODATION

The Retail extends to approximately 512Sq Ft.

Name	Description	Sq Ft	Sq M
No. 118 Worcester Road (Ground Floor)	Retail accommodation with WC facilities, kitchenette and car parking	512	47.56
TOTAL		512	47.56

SERVICES, PLANNING, EPC

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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Planning - We understand the current use class associated with the premises is Class E. Interested parties are recommended to confirm this with the Local Planning Authority. The property is located within a conservation area.

The premises EPC Rating is: B (48) <https://find-energy-certificate.service.gov.uk/energy-certificate/4427-3575-9177-8197-2437>

BUSINESS RATES

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

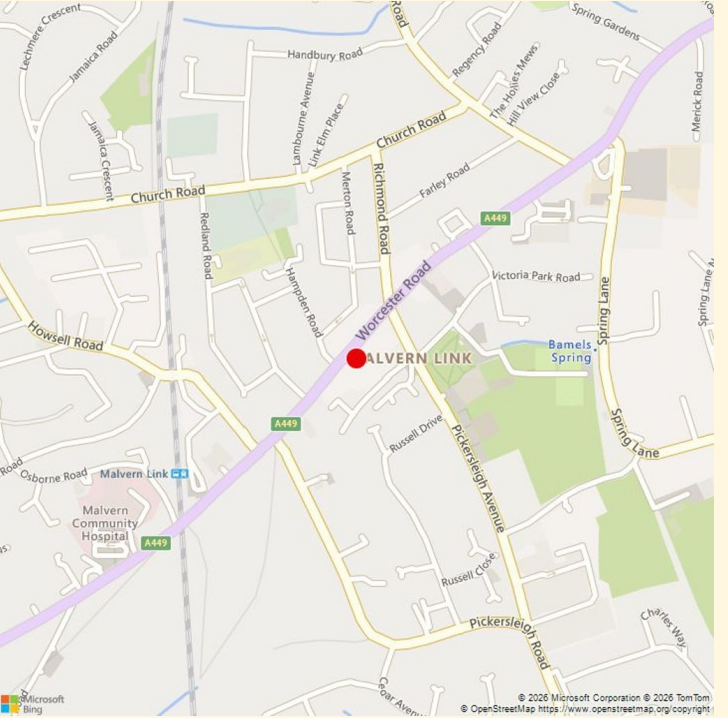
The current rateable value is: £10,000

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.
Tel: 01531 634648 (Option 3)
E-Mail: commercial@johngoodwin.co.uk
Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

The property is situated on Worcester Road, Malvern Link. From the Agent's Malvern office head north on the A449 Worcester Road for 1.3 miles. The property is located on the right hand side of the road.
POST CODE: WR14 1SS
WHAT3WORDS: ///dissolves.slimy.could



PROPOSED TERMS

TENURE- The Premises are available to let on a new lease of negotiable length on full repairing and insuring basis.

RENT- £9,250 per annum exclusive.

SERVICE CHARGE- Is applicable - further details available upon request.

LEGAL FEES- Each Party to be responsible for their own legal costs.

DEPOSIT- A deposit equivalent to one quarters rent will be required.

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 purchasers/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.