

FOR SALE OR TO LET



32 CHURCH STREET, MALVERN, WR14 2AZ



LOCATION

This substantial property is prominently located on the junction of Church Street and Grange Road. Malvern is home to numerous multiple occupiers including **Waitrose, Fat Face, Howden Insurance, Caffè Nero, Crew Clothing, Sea Salt** etc.

ACCOMMODATION

The premises comprise ground floor offices together with staff and storage accommodation at basement level. The property was previously occupied by Connells Estate Agents and is suitable for many uses, subject to any necessary planning consents that maybe required. The upper floors are not included.

Approximate gross floor areas are detailed below:

GROUND FLOOR AREA	930 sq ft	86 sq m
BASEMENT FLOOR AREA	200 sq ft	19 sq m
MALE & FEMALE TOILETS		

CAR PARKING – Rear car parking space number 15 is available, if required, upon a separate licence at an annual rental of **£500 pa.**

LEASE

The accommodation is available on the basis of a new fully repairing and insuring lease for a term of years to be agreed upon at a rental of **£15,000 pa, exclusive of rates.**

SERVICE CHARGE

£50 per month

SALE

The Ground and Basement is held on a 999-year ground lease from 1978 and offers of **£225,000** are required with vacant possession.

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£17,250.** Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 62 (Band C). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental/price, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video: <https://youtu.be/p37EgkREu84>

Basement Video: <https://youtu.be/ISBDovAYxzk>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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