



AVAILABLE FOR SALE
174A, NEWTOWN ROAD, MALVERN, WR14 1PJ

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS
EST. 1981



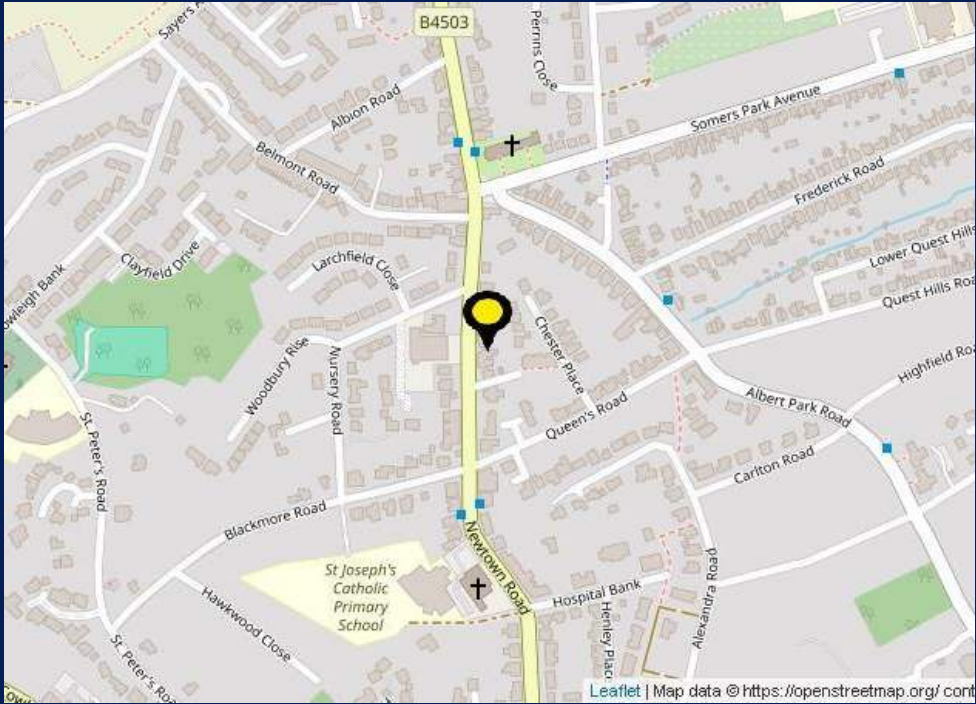
PROPERTY OVERVIEW

- Ground floor commercial premises for sale, with vacant possession
- Property is suitable for a variety of uses, subject to necessary consents being obtained
- Conveniently located in Malvern
- Extending to approximately 374 Sq Ft (34.7 Sq M)
- Viewing highly recommended
- Guide price: £90,000

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.

Town/City	Distance	Drive Time
Ledbury	9 Miles	20 Minutes
Hereford	10 Miles	25 Minutes
Worcester	21 Miles	40 Minutes
Gloucester	23 Miles	50 Minutes
Cheltenham	27 Miles	50 Minutes



DESCRIPTION

Ground floor retail premises benefitting from a set-back street position with car parking to the front of the property. The property could suit a variety of uses (subject to necessary consents being obtained). The property extends to 374 sq ft, and includes a kitchenette and WC.

ACCOMMODATION

The premises extends to approximately 374 Sq Ft.

Name	Description	Size (sq ft)	Size (sq m)
Commercial	Shop	303	28.15
Commercial	Kitchen	71	6.6
TOTAL		374	34.74



FLOOR PLANS



SERVICES

We have been advised that mains electricity, gas, 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

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

ENERGY PERFORMANCE

The EPC rating for this property is E (120) <https://find-energy-certificate.service.gov.uk/energy-certificate/0582-2229-6953-8497-1734>.

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: £5,900





PROPOSED TERMS

Freehold - We are advised (subject to legal verification) that the property is freehold.

Guide Price - £90,000.

Legal Fees - Each party will be responsible for their own legal fees involved in the transaction.

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

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 0.5 miles on your right hand side.

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 FRICS 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 formally 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.

AGENTS

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