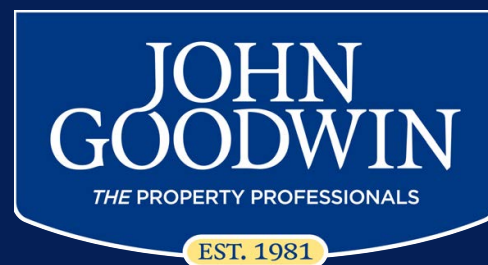




AVAILABLE FOR SALE
219-221, WORCESTER ROAD, MALVERN, WR14 1SU





PROPERTY OVERVIEW

- MIXED USE INVESTMENT PROPERTY FOR SALE
- COMPRISING FIVE FLATS AND COMMERCIAL PREMISES
- CENTRALLY LOCATED IN MALVERN LINK
- GROSS RENTAL INCOME: £55,920 PER ANNUM
- GUIDE PRICE: £650,000

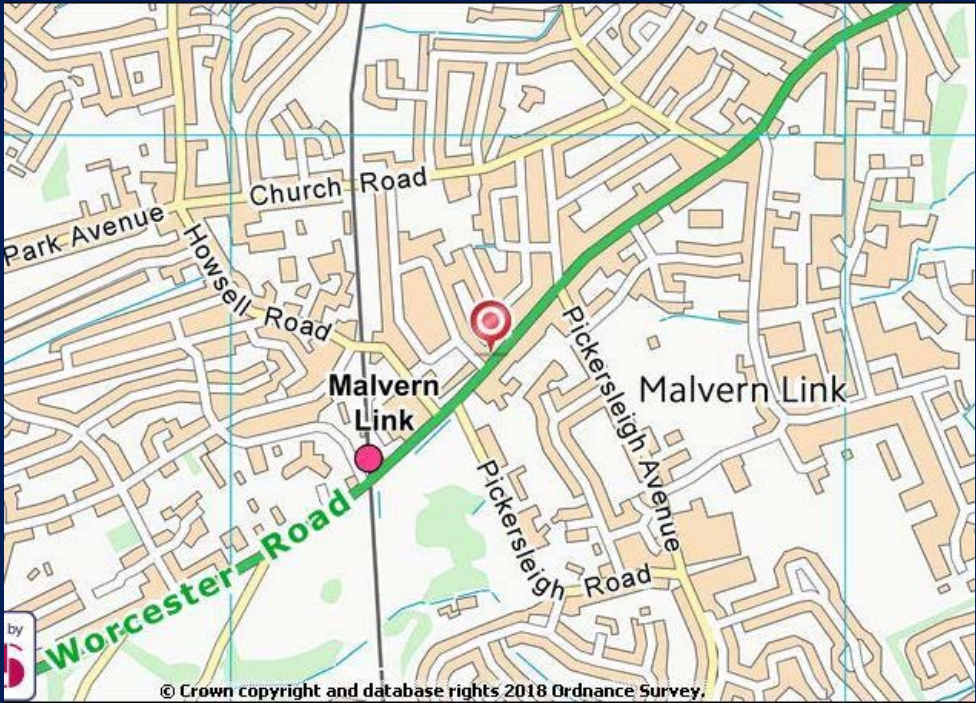
LOCATION

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 a number of independent businesses and residential properties. Great Malvern has a number of national multiples such as Crew Clothing, Sea Salt, Mountain Warehouse, Fat Face, Cafe Nero with Church Walk leading through to Waitrose.

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.

Town/City	Distance	Drive Time
Ledbury	9 Miles	15-20 Minutes
Worcester	8 Miles	15-20 Minutes
Hereford	21 Miles	40-45 Minutes
Gloucester	23 Miles	40-45 Minutes
Cheltenham	27 Miles	40-50 Minutes



DESCRIPTION

The property comprises ground floor offices, a ground floor flat to the rear of the building, and four flats located across first and second floors. The five flats are let on standard Assured Periodic Tenancies, full copies are available upon request and a schedule of rents are provided below.

The commercial premises is currently let on a lease dated 1st December 2020 for a term of 10 years and three months beginning on and including 16 December 2020 at a rent of £15,000 per annum, with a break clause dated 15 March 2026. A copy of the lease is available upon request.

There is car parking located to the rear of the building with fourteen spaces allocated. The car park provides allocated car parking to the offices, flats, and three spaces under a lease agreement for 217 Worcester Road. Details available on request.

The property is situated in the Conservation Area of Malvern Link.

ACCOMMODATION

The premises extends to approximately 0 Sq Ft.

Name	Description	Size (sq ft)	Size (sq m)
Commercial Premises	10 years & 3 months from 16 Dec 2020. £15,000 pa	1,448	134.52
Flat 1	1 bed, 1st floor. £670 pcm	0	
Flat 2	2 bed, 1st floor. £695 pcm	0	
Flat 3	1 bed, 2nd floor. £650 pcm	0	
Flat 4	2 bed, 2nd floor. £695 pcm	0	
Flat 5	1 bed, ground floor. £700 pcm*	0	
TOTAL		0	0



FLOOR PLANS



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
432.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE360

SERVICES

We have been advised that mains services are connected to the property. Please note the flats do not have a gas supply. 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

PLANNING - Interested Parties are advised to enquire to the local planning authority.

ENERGY PERFORMANCE

Flat 1 - E (54) , Flat 2 - D (66), Flat 3 - D (58), Flat 4 - E (51), Flat 5 - E (41)
Commercial Premises - E (119) <https://find-energy-certificate.service.gov.uk/energy-certificate/1184-5428-3567-7197-3263>.

BUSINESS RATES

Council Tax: Flats 1, 3, and 5: A. Flats 2 and 4: B. 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: £20,000





PROPOSED TERMS

Tenure

The Property is available for sale. We are advised (subject to legal verification) that the property is freehold, and subject to the ongoing lease and tenancy agreements.

Guide Price
£650,000

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

From the Agent's Malvern Office, turn left and head toward Malvern Link on the A449, and continue along this road. The property is located on the left hand side shortly after the turning with Cromwell Road.

POST CODE - WR14 1SU

WHAT3WORDS - ///gift.estimated.thunder

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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