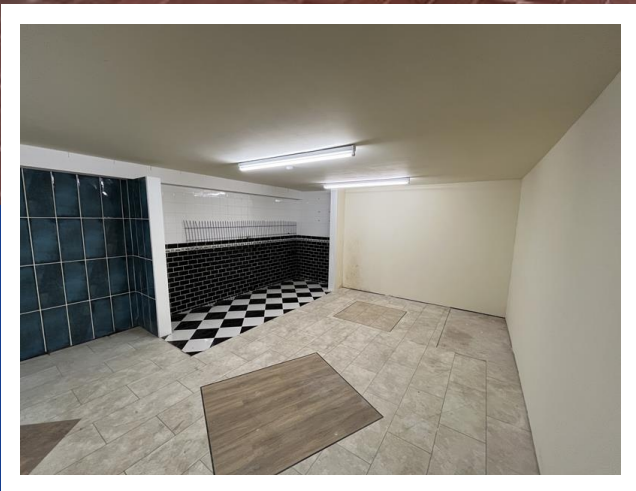


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Wells Business Centre,
Unit 3
157 Wells Road, Malvern, WR14
4HA

- **COMMERCIAL PREMISES AVAILABLE TO LET EXTENDING TO APPROXIMATELY 780 SQ FT (72.46 SQ M)**
- **CONVENIENTLY LOCATED ON AN ESTABLISHED SMALL ESTATE**
- **BENEFITTING FROM ONE CAR PARKING SPACE**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO NECESSARY CONSENTS**
- **RENT: £5,950 PER ANNUM EXCLUSIVE PLUS VAT**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



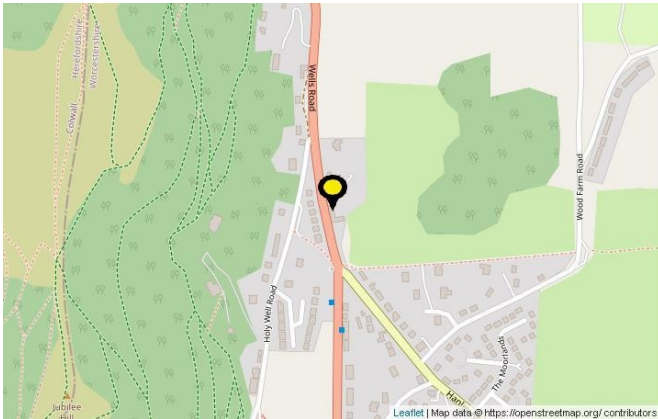
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 3 157 WELLS ROAD	Lower Ground floor with one car parking space available to let, comprising with approximate dimensions: Room 1 - 8.76m x 4.37m (max); Room 2 - 4.39m x 6.86m; Kitchenette - 1.70m x 3.07m; and WC facilities.	780 Sq Ft (72.46 Sq M)	£5,950.00
TOTAL		780 Sq Ft	£5,950

Location

The property is located in Malvern Wells, on the Wells Road a major arterial route into Great Malvern, which is one of the main urban areas of Malvern. The Malvern Hills is an area of outstanding natural beauty and popular tourist designation. The Malvern urban area has a population of approximately 40,000 with a thriving business community, with many important national regional and local businesses. There are 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 form part of The Wells Business Centre, with a number of occupiers and convenience store, which generates impressive levels of footfall and visitors. There is car parking to the front area, with one car parking spaces.



Tenure

TENURE- The premises are available to let on a new lease of negotiable length.

RENT- £5,950 Per Annum Exclusive Plus VAT. VAT is Applicable.

SERVICE CHARGE- Is Applicable and building's insurance is recharged to the tenant. Further details available upon request.

LEGAL FEES- Each party will be responsible for their own legal costs.

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

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.

Rateable Value 2017: £9,400

Viewings

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

Agent Notes & Planning

PLANNING - Interested parties are advised to enquire of the local authority in order to establish that their required use of the premises will be permitted.
EPC RATING - D (82) <https://find-energy-certificate.service.gov.uk/energy-certificate/0096-9642-3030-9300-6333>.

Services

We have been advised that 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.

Directions

From Agent's Malvern Office in Great Malvern proceed along the A449 Worcester Road towards Ledbury. After approximately 2¼ miles the property will be found on your left hand side indicated by our to let board.

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 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.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:
John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.