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**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



219-221-Worcester-Road, Malvern

Mixed use investment property for sale
Comprising five flats and commercial premises
Centrally located in Malvern Link

Gross rental income: £49,728 per annum

Guide price: £750,000

Fully Let Investment Property
Prime Location
Viewing Highly Recommended



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 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

The Property comprises ground floor offices, a ground floor flat to the rear of the building, and four flats located on the first and second floor.

There is car parking located to the rear of the building. 14 spaces allocated.

The building is situated in the Conservation Area of Malvern Link and the Malvern Hills Area of Outstanding Natural Beauty is located close by.

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.

The five flats are let on standard Assured Shorthold Tenancies, full copies are available upon request and schedule of rents are provided below.

Current Rental Income of £49,728

AREA	DESCRIPTION	TENANT & TERMS	RENT
Commercial Premises	with open plan office, three further offices, store rooms and kitchenette and WC facilities	Let on a lease dated 1 December 2020, to Estate Protection Services Limited, for a term of 10 years and three months from 16 December 2020	£15,000 per annum
Flat 1	A 1 bed flat located on the first floor, with outside terrace area	Let on an AST dated 9 March 2023	Current rent is £595 PCM, and due to increase to £620 PCM from 9 May 2024
Flat 2	A 2 bed flat located on the first floor with outside terrace area	Let on an AST dated 4 January 2013	Current rent is £570 PCM, and due to be reviewed.
Flat 3	A 1 bed flat located on the second floor	Let on an AST dated 9 March 2023	Current Rent is £575 PCM and due to increase to £600 PCM from 9 May 2024
Flat 4	A two bed flat located on the second floor	Let on an AST dated 2 May 2023	Rent is £625 PCM
Flat 5	A 1 bed ground floor flat located to the rear of the building	Let on an AST dated 11 February 2011	Rent is £529 PCM

ENERGY PERFORMANCE CERTIFICATES

Flat 1 - E (54) <https://find-energy-certificate.service.gov.uk/energy-certificate/1800-6427-0922-8022-3193>

Flat 2 - D (66) <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2191-9030-2429-8815>

Flat 3 - D (58) <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2891-2030-2429-6851>

Flat 4 - E (51) <https://find-energy-certificate.service.gov.uk/energy-certificate/5039-0821-1000-0587-9226>

Flat 5 - E (41) <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2203-9050-2592-5835>

Commercial Premises - E (119) <https://find-energy-certificate.service.gov.uk/energy-certificate/1184-5428-3567-7197-3263>.

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.

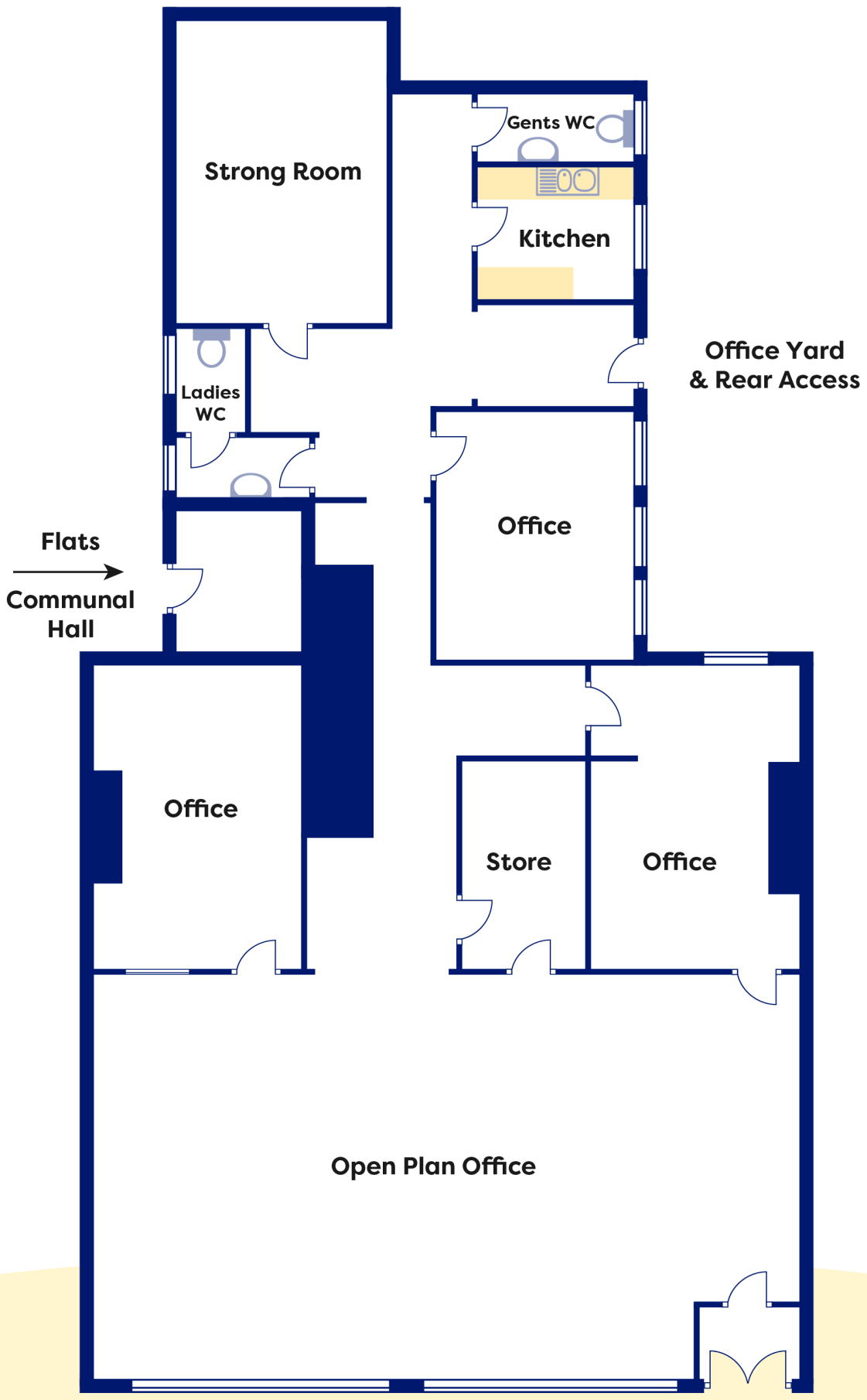
VIEWING

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3. commercial@johngoodwin.co.uk

DIRECTIONS

From the Agent's Malvern Office, turn left and head toward Malvern Link on th 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**



GROUND FLOOR



FLAT 1

FLAT 2

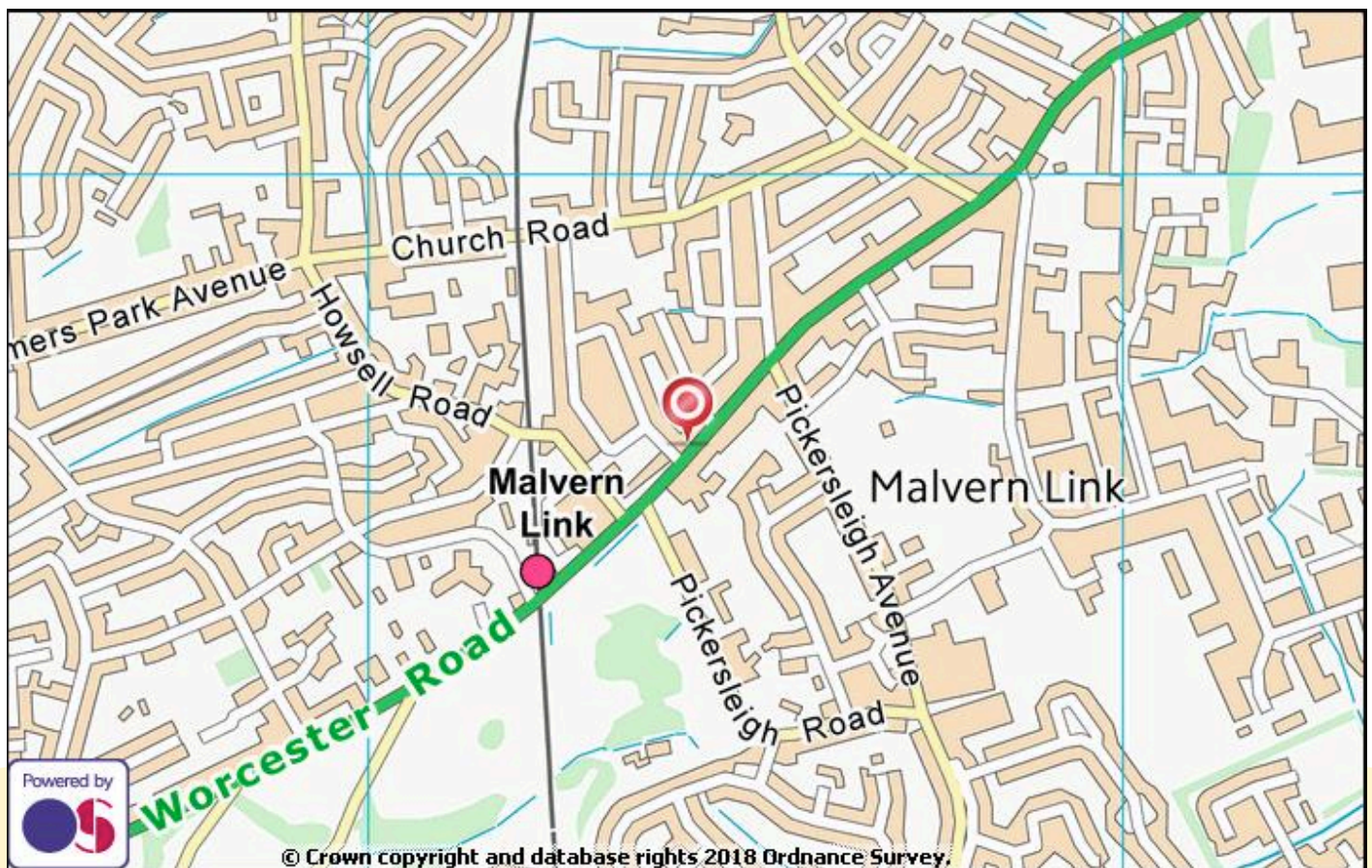


FLAT 3

FLAT 4



FLAT 5



AGENTS NOTES

Planning

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

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

£750,000

Council Tax and Business Rate Information

The Commercial Premises - £15,500

Flat 1 - Band A

Flat 2 - Band B

Flat 3 - Band A

Flat 4 - Band B

Flat 5 - Band A

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.

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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Offices also at Malvern, Upton, Colwall & London