

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



40,
Belle Vue Terrace, Malvern,
WR14 4PZ

- LEASEHOLD RETAIL PROPERTY FOR SALE OR TO LET
- PROMINENT TOWN CENTRE LOCATION IN GREAT MALVERN
- AVAILABLE WITH VACANT POSSESSION
- GUIDE PRICE: £175,000

Ledbury Office

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR PREMISES	with retail area, storage area, kitchenette and WC facilities	550 Sq Ft (51.10 Sq M)	£175,000.00
TOTAL		550 Sq Ft	£175,000

Location

The property is located in the sought after prime area of Great Malvern with close neighbours including Ask and Alturo Lounge restaurants, W H Smith, HSBC and Sea Salt, along with a number of independent businesses. Church Street has national multiples such as Boots, Fat Face, Thomas Cook Travel, Mountain Warehouse, Café 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. There is good access to the road network with the M5 and M50 motorway easily accessible.

Description

The self-contained ground floor retail premises is available for sale with vacant possession. The property benefits from a prominent position with double fronted windows situated on a main arterial route into Great Malvern, which both high levels of vehicular and pedestrian traffic. Immediate surrounding businesses include a number of local businesses and national firms, including Ask, Lloyds Bank and alturo lounge. Viewing is highly recommended to fully appreciate the versatile space available, which lends itself to a variety of uses subject to necessary consents.

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: £13,000

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 enquiry with the local planning authority to check that their proposed use is suitable.
EPC RATING - TBC.

Services

We have been advised that mains 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 the Agent's Malvern Office turn right and head towards Belle Vue Terrace. The property can be found after a short distance on the right hand side.

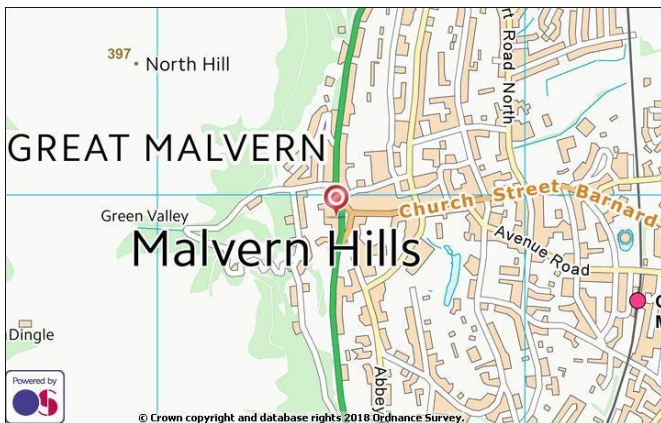
Post Code: WR14 4PZ

What3Words: ///clock.areas.pulled

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 purchases/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.



Tenure

TENURE- The property is for sale on a leasehold basis, subject to legal verification, 150 year lease from 1989 with a ground rent payable. Further details available upon request. The property is also available to let on a lease of negotiable length.

GUIDE PRICE - £175,000

LEGAL FEES- Each Party to be responsible for their own legal costs



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.