

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Ground Floor  
Accommodation,  
28-30 Belle Vue Terrace, Malvern,  
WR14 4PZ

- THE PREMISES OFFER A UNIQUE OPPORTUNITY
- EXTENDING TO APPROXIMATELY 900 SQ FT (83.61 SQ M)
- CONVENIENT TOWN CENTRE LOCATION
- WITH OUTSIDE COURTYARD AREA
- VIEWING HIGHLY RECOMMENDED
- RENT: £10,000 PER ANNUM EXCLUSIVE PLUS VAT

Ledbury Office

**01531 634648**

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



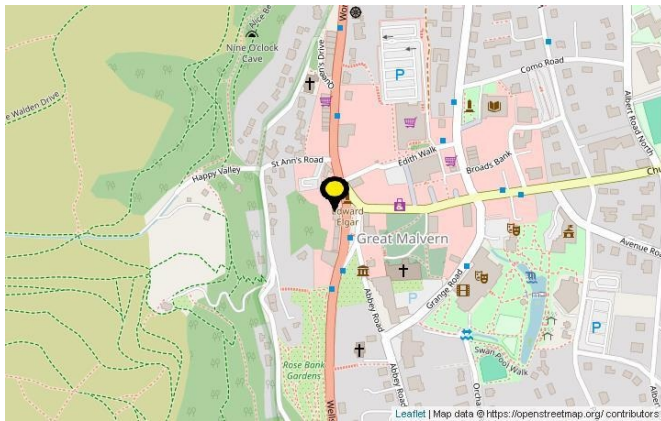
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR PREMISES	accommodation comprising with approximate dimensions: reception area - 3.59m x 3.17m; Room 1 - 4.56m x 5.41m; inner hall - 1.90m x 4.81m; storage cupboard - 3.75 x 1.16m; room 2 - 3.67m x 3.09m; room 3 - 3.23m x 5.10m; and wc/kitchenette area - 1.74m x 3.71m.	900 Sq Ft (83.61 Sq M)	£10,000.00
REAR COURTYARD	a wonderful area of outside space suitable for a variety of uses.		
TOTAL		900 Sq Ft	£10,000

### Location

The property is located in the sought after prime area of Great Malvern with close neighbours including Ask and Alturo Lounge restaurants, WH Smith, HSBC, Lloyds, along with a number of independent businesses. Church Street 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 accommodation on offer is situated in a lovely building on Belle Vue Terrace, located to the rear of the building with outside area acting as a little suntrap. Access is via the alleyway to the left hand side of the building. Viewing is highly recommended to fully appreciate the versatility of the accommodation available.



### Tenure

**TENURE-** The Offices are available to let on a new lease of negotiable length on a full repairing an insuring basis.  
**RENT-** £10,000 Per Annum Exclusive plus VAT

**SERVICE CHARGE-** Is applicable, payable quarterly in advance at £450 plus VAT per quarter.

**LEGAL FEES-** Each party to pay for their own legal fees.  
**DEPOSIT-** A deposit equivalent to one quarters rent will be required.

### 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: £2,600

### 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 -** All interested parties are advised however to enquiry of the local authority in order to establish that their required use of the premises will be permitted if in doubt.

**EPC RATING -** TBC

### Services

We have been advised that mains electric, 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 along Worcester Road and continue into Belle Vue Terrace, and after a short distance the property can be found on the right hand side.

**POST CODE -** WR14 4PZ

**WHAT3WORDS -** ///fact.taxi.notes

### 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.



**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.