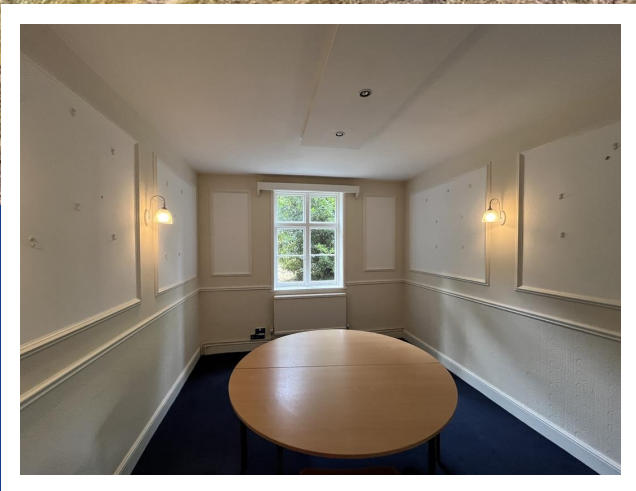
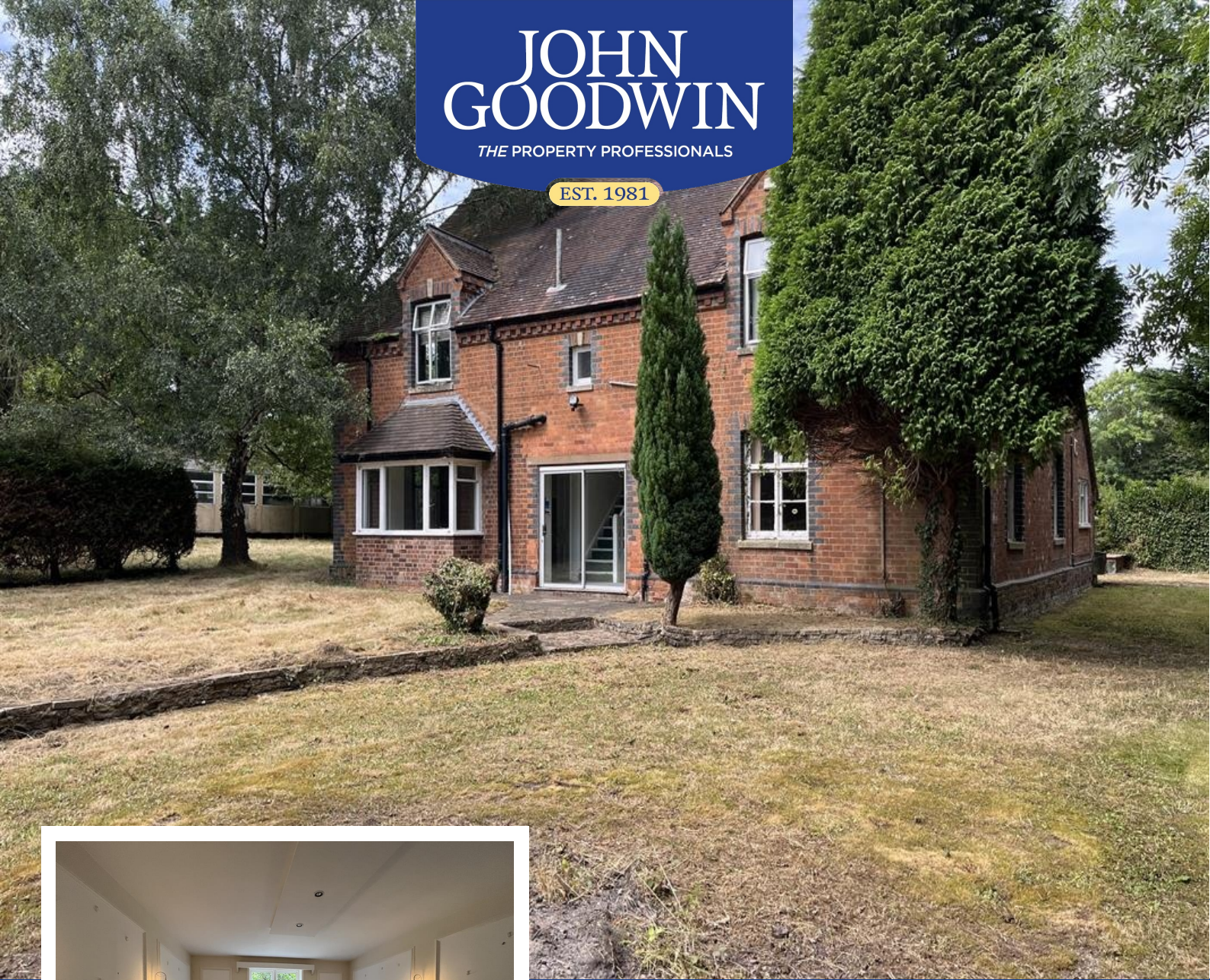


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Firs Farmhouse, The Sheep
Centre
Blackmore Park Road, Malvern,
WR13 6PH

- **VERSATILE COMMERCIAL PROPERTY AVAILABLE TO LET**
- **EXTENDING TO APPROX.. 2361 SQ FT (219.34 SQ M)**
- **DETACHED CHARACTER PROPERTY SITUATED IN A CONVENIENT LOCATION**
- **WITH ON SITE CAR PARKING AND GARDEN**
- **RENT: OFFERS WILL BE CONSIDERED**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



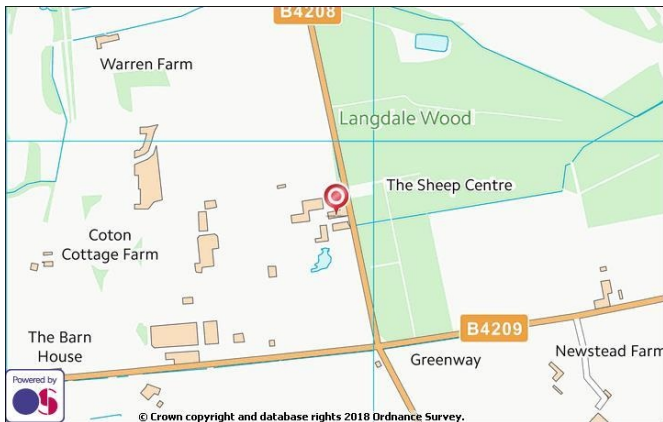
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR	accommodation includes: Entrance Hall; Store Room; five further rooms; kitchenette; Hall; and WC facilities.	1,360 Sq Ft (126.34 Sq M)	
FIRST FLOOR	accommodation includes: landing; five rooms; storage areas; and WC facilities	1,001 Sq Ft (92.99 Sq M)	
OUTSIDE	small outbuilding, sizable garden and car parking for seven cars.		
TOTAL		2,361 Sq Ft	

Location

Firs Farmhouse is situated adjacent to the premises occupied by the National Sheep Association and is located on the B4208, which is adjacent to the Three Counties Showground which lies to the south of the greater Malvern urban area and so provides easy access to Upton upon Severn which is approximately 4.7 miles distant, Worcester approximately 11 miles distant, Junction 1 of the M50 approximately 8.5 miles distant and Junction 7 of the M5 is approximately 11 miles distant. The Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines.

Description

Firs Farmhouse is a detached former farmhouse and provides versatile accommodation, set out on two floors, suitable for a verity of uses, subject to necessary consent, and extends to approximately 2361 sq ft (219.34 sq m). Viewing is highly recommended to fully appreciate the accommodation available, together with the sizeable garden.



Tenure

TENURE- The property is available to let on a new lease of negotiable length on full repairing and insuring basis.

RENT- The rent is subject to negotiation and the landlord will consider offers and proposals, subject to agreeing suitable terms.

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

DEPOSIT- Equivalent to one quarters rent as deposit.

PARTICULARS PREPARED - August 2024, subject to contract.

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: £18,250

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 recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.
EPC RATING - E (106) <https://find-energy-certificate.service.gov.uk/energy-certificate/8409-5486-1592-9673-8375>

Services

We have been advised that electricity, gas, 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, proceed along the A449 towards Malvern Wells for approximately 1.5 miles and then take the sharp left hand turn into Peachfield Road. Continue along this road until you reach the T junction and turn right onto the Poolbrook Road (B4208) heading towards the Three Counties Showground. After approximately three quarters of a mile the property can be found on the right hand side, indicated by our To Let board.
POST CODE - WR13 6PH
WHAT3WORDS - ///recitals.unravel.snowmen

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.