



## Unit 4, Station Yard Industrial Estate, Malvern, WR13 6RN

- **FREEHOLD AVAILABLE FOR SALE WITH VACANT POSSESSION**
- **LOCATED ON POPULAR INDUSTRIAL ESTATE**
- **EXTENDING TO APPROXIMATELY 1209 SQ FT (112.32 SQ M)**
- **VIEWING HIGHLY RECOMMENDED**
- **GUIDE PRICE: £150,000**

Ledbury Office

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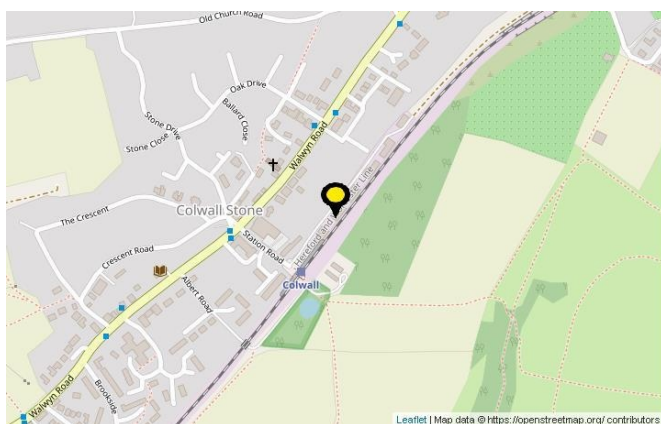
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
Unit 4	With pedestrian door and roller shutter door, and comprising warehouse, office and WC (which needs refitting).	1,209 Sq Ft (112.32 Sq M)	£150,000.00
	TOTAL	1,209 Sq Ft	£150,000

### Location

Unit 4 is situated on Station Yard Industrial Estate a very popular Estate, and is located in the Village of Colwall. Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

### Description

Unit 4 has a car parking area to the front of the unit and side, which leads to the pedestrian door providing access to the office accommodation, and WC facilities. The unit also benefits from a roller shutter door providing access to the warehouse, which has a CALEX heater. The warehouse benefits from having a doorway into Unit 3, therefore, both units are available individually or as a whole. Please note the WC needs to be refitted.



### Tenure

**TENURE-** The property is available for sale, subject to legal verification, on a freehold basis with vacant possession.

**GUIDE PRICE - £150,000.**

### Business Rates

The property has been assessed under one listing for multiple properties and therefore will have to be re-assessed for non domestic rates by the Valuation Office Agency.

Rateable Value 2017:

### 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 to the local planning authority.

**EPC RATING - E (107)** <https://find-energy-certificate.service.gov.uk/energy-certificate/2330-8636-4604-8081-7318>.

### 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 Colwall Office, turn right and head passed the Colwall Park Hotel towards the railway station continue into the Station Yard Industrial Estate and the property can be found after a short distance indicated by our for sale sign.

### 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.