

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



120,  
Poolbrook Road, Malvern,  
WR14 3JF

- **MIXED USE INVESTMENT PROPERTY FOR SALE**
- **RETAIL SHOP AND TWO BED FLAT**
- **GROSS RENTAL INCOME OF £21,700 PER ANNUM**
- **EXCELLENT LOCATION WITH CAR PARKING**
- **GUIDE PRICE: £295,000**

Ledbury Office

**01531 634648**

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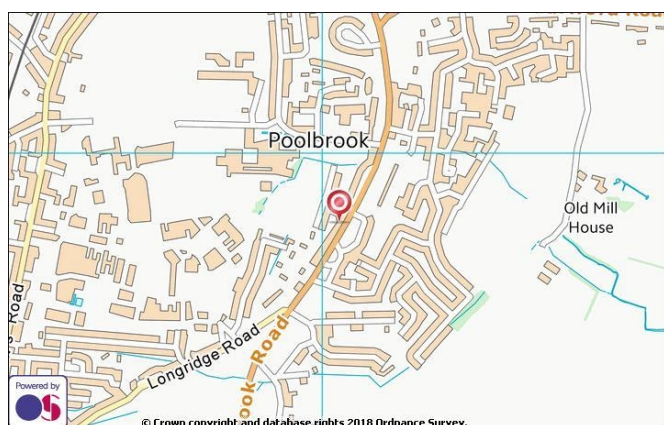
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
FIRST FLOOR FLAT	comprising: entrance hall; hallway; living room; kitchen, and two bedrooms. With electric central heating and wonderful views of the Malvern Hills. Currently let on a 12 month AST from 6 March 2025 at £650 pcm		£7,800.00
SHOP PREMISES	providing 1,127 sq ft of retail space, with store area, office and WC with approx. 240 sq ft, and outbuildings of approx 380 sq ft. The premises is let to One Stop Stores Limited on a lease dated 11 March 2022, for a term from 11 March 2022 to 10 March 2032, with rent review at 11 March 2027, and break clauses dated 10 March 2025, 2027 and 2029.	1,747 Sq Ft (162.30 Sq M)	£13,900.00
TOTAL		1,747 Sq Ft	£295,000

### Location

The property is located on Poolbrook Road, a short distance from Barnards Green, which is an established and busy retail area located to the east of Great Malvern town centre. 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

We are delighted to be instructed to offer 120 Poolbrook Road for sale, which offers an opportunity to acquire a fully let investment building. The property includes car parking area to the front elevation and shop premises to the ground floor and two bedroom flat to the first floor and store rooms to the rear. It is understood the commercial tenant installed the store rooms.



### Tenure

**TENURE-** The property is for sale, subject to verification, of a freehold basis subject to the ongoing lease and tenancy agreement.

**GUIDE PRICE - £295,000.**

### Business Rates

The Rateable Value for the Shop Premises is £16,500 and the Council Tax Band for the Flat is 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.

Rateable Value 2017: £16,500

### 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** - It is recommended interested parties make their own enquiries to the Local Planning Authority.

**EPC RATING** - Shop Premises: C (60) <https://find-energy-certificate.service.gov.uk/energy-certificate/0980-6946-0348-7390-3094>

Flat E (50) - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2853-1030-2322-5435>

### Services

We have been advised that mains services 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 Barnards Green take the B4208 heading toward Guarford, after a short distance turn right into Poolbrook Road and the property can be found after approximately 0.4 miles on the right hand side indicated by our for sale sign.

POST CODE - WR14 3JF

WHAT3WORDS - ///edits.result.button

### 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.



**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.