

01531 634 648

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**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



3-5 Church Street, Malvern

Mixed use investment property for sale, with business unaffected
Comprising five flats and commercial premises
Centrally located in Great Malvern

Gross rental income: £57,840 per annum

Guide price: £850,000

Fully Let Investment Property
Prime Location
Viewing Highly Recommended



LOCATION

The property is located in the sought after prime area of Great Malvern, one of the main urban areas of Malvern, with close neighbours including a number of independent businesses and residential properties. Great Malvern 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 Property comprises commercial premises to ground and lower ground floor, with three flats accessible from the front of the building fronting Church Street. There are a further two flats with access from the car park situated adjacent to Edith Walk. There are wonderful views of the Malvern Hills and Panoramic views of the Valley.

There is car parking located to the rear of the building with allocated spaces available for the occupiers of the building.

The building is situated in the Conservation Area of Great Malvern and the Malvern Hills Area of Outstanding Natural Beauty is located close by.

The commercial premises is currently let on a lease dated 28 March 2023 for a term of 10 years from 1st April 2023 and ending on 31st March 2033 at a rent of £18,000 per annum, with a break clause dated 1st April 2024 and 1st April 2028, and rent review date of 1st April 2028 with reference to RPI. A copy of the lease is available upon request.

The five flats are let on standard Assured Shorthold Tenancies, full copies are available upon request and schedule of rents are provided below.

Current Rental Income of £57,840

| AREA | DESCRIPTION | TENANT & TERMS | RENT |
|---------------------|---|---|---|
| Commercial Premises | with open plan retail shop, with store rooms, office and kitchenette and WC facilities to lower ground floor. | Let on a lease dated 28 March 2023 for a term of 10 years from 1st April 2023 and ending on 31st March 2033 | Current rent is £18,000 per annum |
| Flat 1 | A 2 bed flat located on the first floor, with living/kitchen area and bathroom | Let on an AST dated 1 Feb 2020 | Current rent is £710 PCM, to increase to £735 PCM from June 2025 |
| Flat 2 | A 1 bed flat located on the first floor with Kitchen, sitting room with wonderful views | Let on an AST dated 20 November 2019 | Current rent is £525 PCM. |
| Flat 3 | A 2 bed flat located on the second floor | Let on an AST dated 22 September 2021 | Current Rent is £835 PCM |
| Flat 4 | A 1 bed flat located on the ground floor located to the rear of the property | Let on an AST dated 5 August 2022 | Current Rent is £675 PCM, to increase to £700 PCM from June 2025. |
| Flat 5 | A 1 bed first floor flat located to the rear of the building | Let on an AST dated 2 October 2020 | Current Rent is £575 PCM |

ENERGY PERFORMANCE CERTIFICATES

Flat 1 - C (70) <https://find-energy-certificate.service.gov.uk/energy-certificate/9416-2897-7626-9621-8915>

Flat 2 - D (62) <https://find-energy-certificate.service.gov.uk/energy-certificate/8151-6920-5339-0012-3996>

Flat 3 - D (66) <https://find-energy-certificate.service.gov.uk/energy-certificate/2539-5421-2000-0338-9202>

Flat 4 - D (65) <https://find-energy-certificate.service.gov.uk/energy-certificate/8680-7329-0730-0450-6292>

Flat 5 - D (66) <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2003-7100-2209-7031>

Commercial Premises - B (33) <https://find-energy-certificate.service.gov.uk/energy-certificate/5505-7730-6199-9652-8843>

SERVICES

We have been advised that mains services are connected to the property. Please note that gas is not available to all parts of the building. 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.

VIEWING

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3. commercial@johngoodwin.co.uk

DIRECTIONS

From the Agent's Malvern Office, turn right and head toward Church Street and the property is located on the left hand side shortly after the turning indicated by our for sale board.

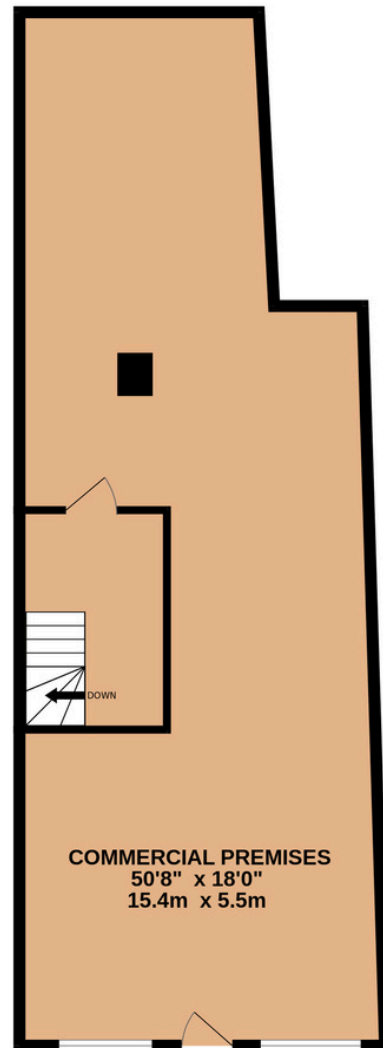
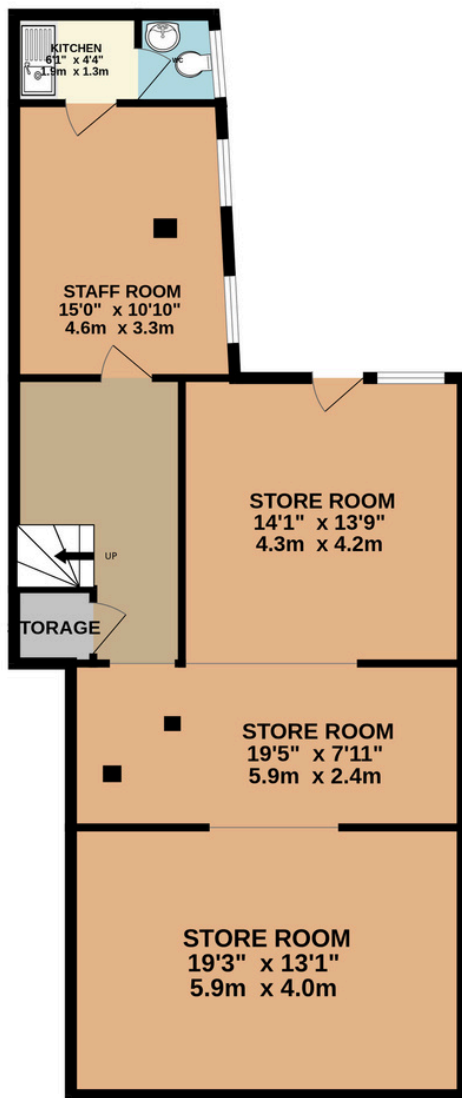


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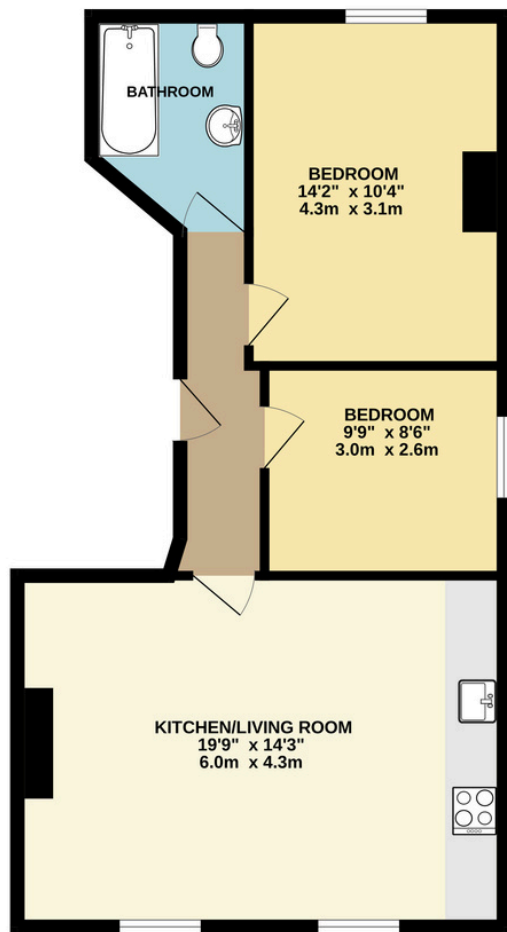


WHAT3WORDS:
///trunk.fines.crisp

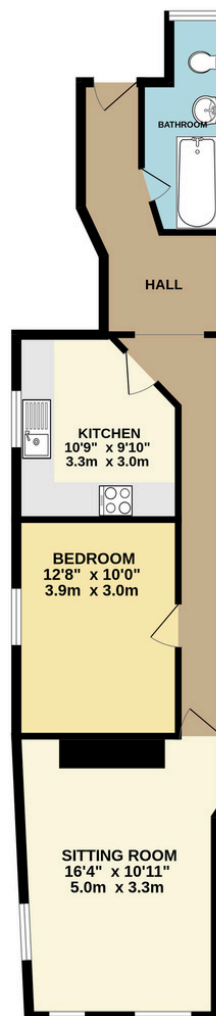
Commercial Premises



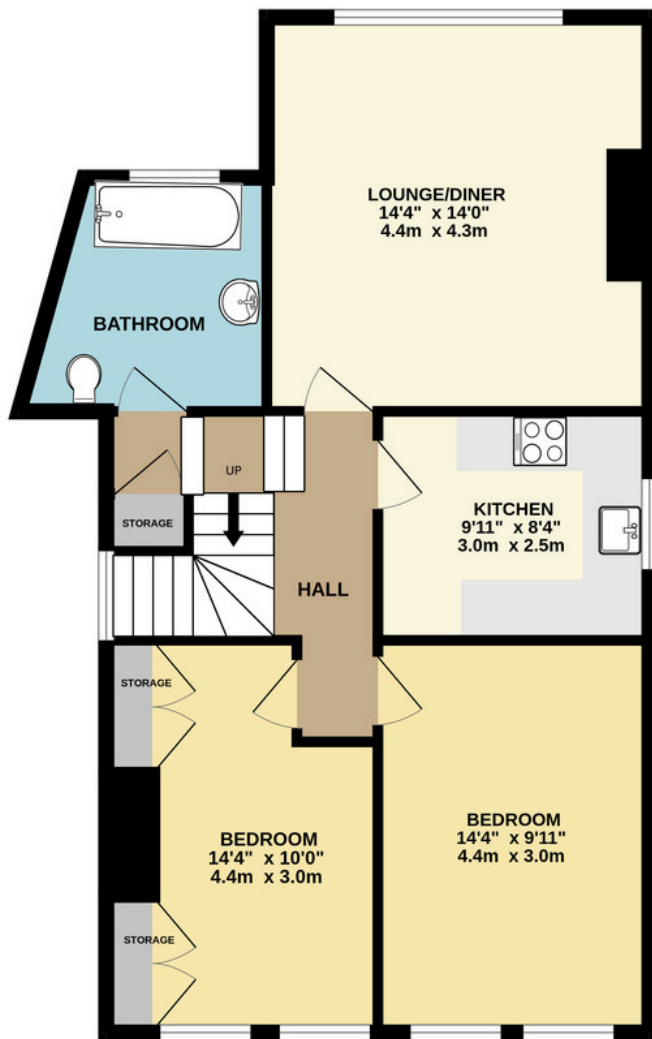
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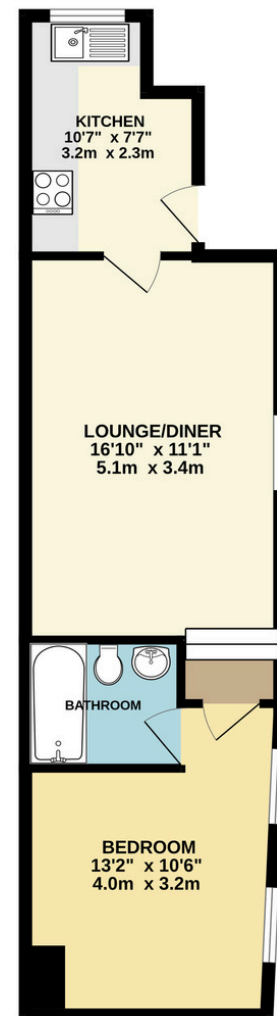
Flat 2



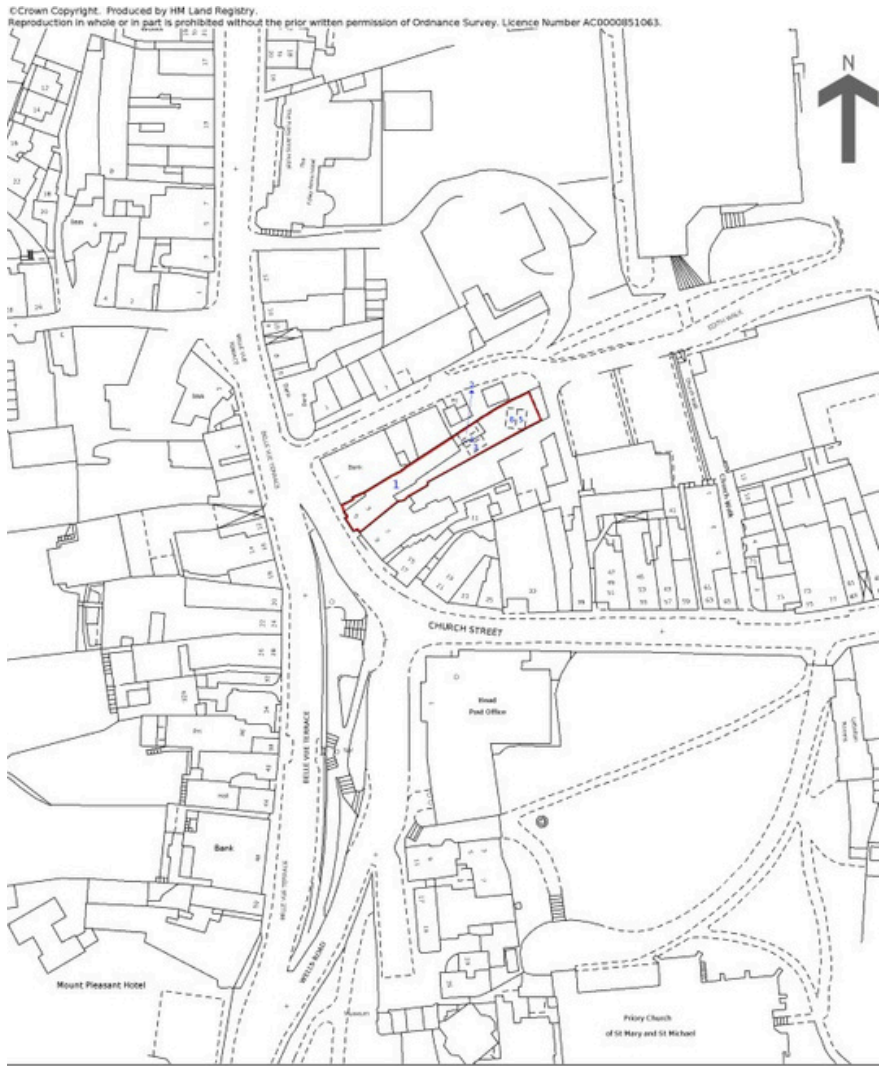
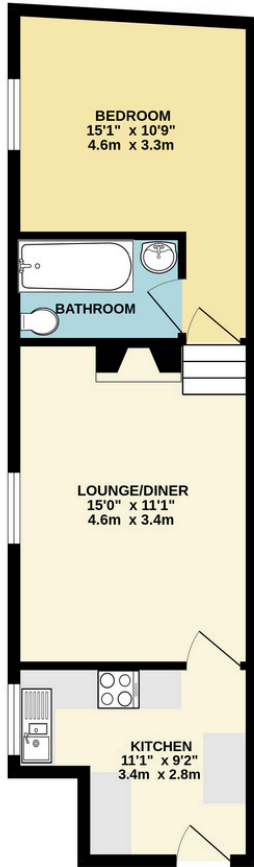
Flat 3



Flat 4



Flat 5



AGENTS NOTES

Planning

Interested Parties are advised to enquire to the local planning authority.

Tenure

The Property is available for sale. We are advised (subject to legal verification) that the property is freehold, and subject to the ongoing lease and tenancy agreements.

Guide Price

£850,000

Council Tax and Business Rate Information

The Commercial Premises - £14,000

Flat 1 - Band A

Flat 2 - Band A

Flat 3 - Band A

Flat 4 - Band A

Flat 5 - Band 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.

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 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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Offices also at Malvern, Upton, Colwall & London