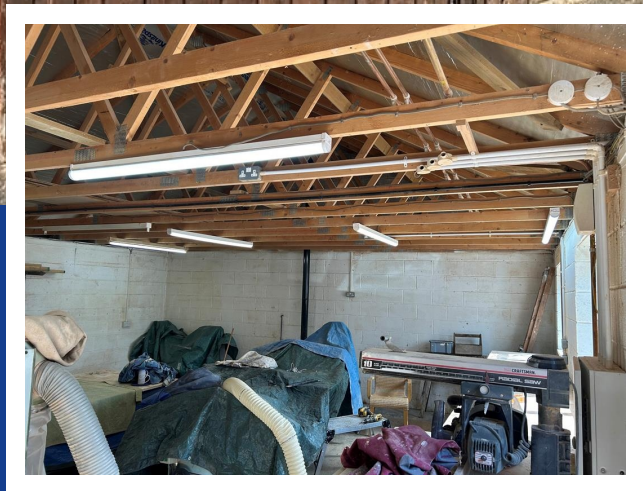


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



16B,  
Cowleigh Road, Malvern, WR14  
1QD

- **COMMERCIAL PREMISES AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 710 SQ FT (GIA)**
- **CLOSE PROXIMITY TO GREAT MALVERN AND MALVERN LINK**
- **RENT: £5,750 PER ANNUM EXCLUSIVE**

Ledbury Office

**01531 634648**

3-7 New Street, Ledbury, HR8 2DX

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[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)



Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
16B Cowleigh	Workshop premises including kitchenette and WC facilities. Gas fired central heating.	710 Sq Ft (65.96 Sq M)	£5,750.00
TOTAL		710 Sq Ft	£5,750

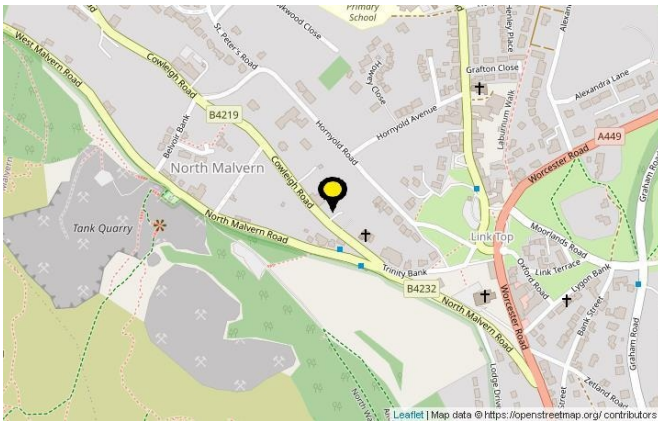
### Location

16b Cowleigh Road benefits from close proximity to Great Malvern and Malvern Link, with excellent transport communications and mainline railway stations with direct trains running on the Hereford to Birmingham and Hereford to London lines.

The Malvern urban area has a population of approximately 40,000, with a thriving business community. The city of Worcester is approximately 7 miles distant and junction 7 of the M5 motorway south of Worcester is approximately 10 miles distant, providing access to Birmingham to the north and Cheltenham and beyond to the south.

### Description

The premises benefit from workshop/storage space, WC and kitchenette facilities along with a gas fired central heating system. The property has access via barn doors.



### Tenure

#### TENURE

The property is available on a new lease of negotiable length on an internal repairing and insuring basis.

#### RENT

£5,750 per annum exclusive

#### DEPOSIT

A deposit will be required in the sum equivalent to one quarter's rent.

#### LEGAL COSTS

An incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation of a new lease.

### 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: £4,650

### Viewings

By appointment through the Commercial Department at the Agent's Ledbury Office Tel: 01531 634648, Option 3

### Agent Notes & Planning

#### PLANNING

Interested parties are advised to verify with the relevant local authority that their proposed use is acceptable for the premises.

### Services

We have been advised that mains 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 authorities. No statement relating to services or appliances should be taken to infer 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 heading towards Worcester, take the left hand turn onto the B4232 (North Malvern Road) and take the first right hand turn down into Cowleigh Road and the property can be found on the right hand side after a short distance, located to the rear of 14 Cowleigh Road and indicated by our board.

### General

Intending purchasers/tenants 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 purchaser/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.