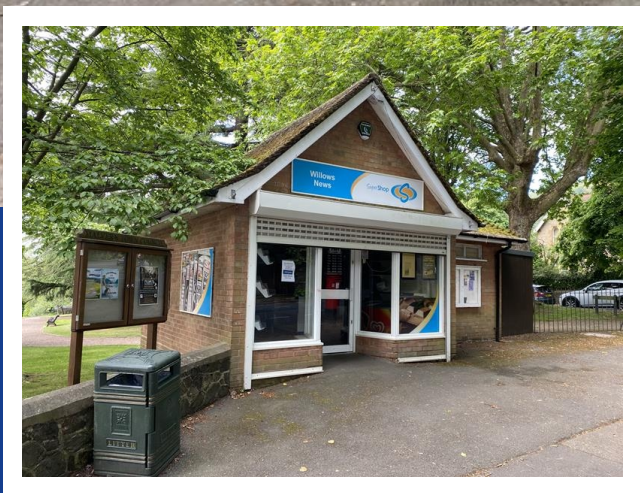


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Willows Shop,
20 Avenue Road, Malvern,
WR14 3AX

- A UNIQUE OPPORTUNITY AVAILABLE FOR SALE
- WITH PLANNING PERMISSION FOR A HOLIDAY LET
- CONVENIENTLY LOCATED NEAR GREAT MALVERN STATION
- EPC RATING: D (100)
- GUIDE PRICE: £180,000

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

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www.johngoodwin.co.uk



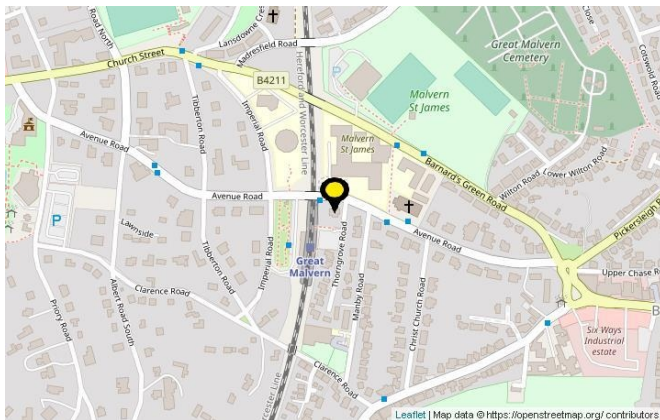
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
MAIN SHOP AREA	double fronted shop premises, measuring approximately 4.57m x 4.38m	215 Sq Ft (19.97 Sq M)	
STORE/OFFICE	measuring approximately 3.66m x 2.40m, with access to further store 2.70m x 1.57m and WC.	140 Sq Ft (13.01 Sq M)	
TOTAL		355 Sq Ft	£180,000

Location

The property is located in the sought after prime area of Great Malvern with close proximity to Great Malvern Station, Barnards Green and Malvern St James. Church Street has national multiples such as Boots, Fat Face, Café Nero, Costa Coffee and 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. There is good access to the road network with the M5 and M50 motorway easily accessible.

Description

The detached property benefits from prominent display windows fronting Avenue Road extending to approximately 355 sq ft (Net Internal Area) and provides accommodation suitable for a variety of uses, subject to necessary consents. The Shop Area provides access to a store/office, and WC facilities. The property benefits from planning permission for a change of use from a shop to a holiday let and external alterations, including partial demolition and reconstruction of the side extension. Further details available from Malvern Hills District Council under reference: M/24/01278/FUL, or our office.



Tenure

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

GUIDE PRICE - £180,000

DEPOSIT- Reservation Deposit: On agreeing to take purchase the prospective purchaser will be expected to pay a reservation deposit of £1,000 - this will be refunded on completion. However, should the prospective purchaser withdraw from the transaction for any reason, or amend or alter the terms agreed such that the vendor withdraws from the transaction, the vendor's agents and solicitor's abortive costs will be deducted from the deposit, and the balance, if any, will be refunded.

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: £2,025

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 - All interested parties are advised to make enquiries of the Local Authority in order to establish that their required use of the premises will be permitted.

EPC RATING - D (100). <https://find-energy-certificate.service.gov.uk/energy-certificate/4066-7388-8174-6635-9444>.

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 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, turn right and then left into Church Street, continue long Church Street until you reach Avenue Road (which will be on the right hand side) continue along Avenue Road for approximately 0.3 miles, and the premises can be found on the right hand side indicated by our to let board.

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 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.