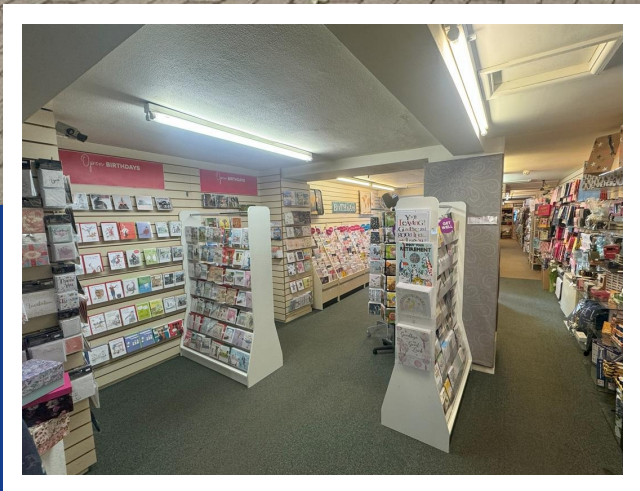


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



92,
Barnards Green Road, Malvern,
WR14 3LY

- **COMMERCIAL INVESTMENT PROPERTY AVAILABLE FOR SALE**
- **SUBJECT TO ONGOING LEASE DATED 20 JUNE 2023**
- **PRIME LOCATION IN THE POPULAR BARNARDS GREEN AREA**
- **PROPERTY EXTENDING TO APPROXIMATELY 1788 SQ FT (166.11 SQ M)**
- **GROSS RENTAL INCOME: £15,000 PER ANNUM**
- **GUIDE PRICE: £225,000**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



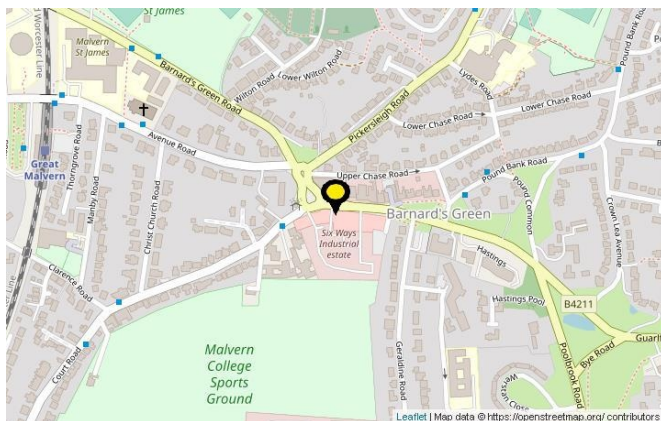
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR	The ground floor is used predominately as the sale shop, with a store room to the rear.	1,349 Sq Ft (125.32 Sq M)	
FIRST FLOOR	The first floor, which can have separate access from the road frontage, includes office, store, WC, and kitchenette	439 Sq Ft (40.78 Sq M)	
TOTAL		1,788 Sq Ft	£225,000

Location

Barnards Green 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 act in the sale of 92 Barnards Green Road. The property is let under a lease dated 20 June 2023 to Cardzone Limited. A national firm with a turnover of £53,645,848 for the most recent year end, with profits of £4,132,776. A copy of the lease is available on request and the current passing rent increased to £15,000 per annum at the recent rent review.



Tenure

TENURE - the property is for sale of a freehold basis, subject legal verification, and subject to the ongoing lease.

GUIDE PRICE - £225,000.

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: £11,250

Viewings

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

Agent Notes & Planning

EPC Rating - D (98) <https://find-energy-certificate.service.gov.uk/energy-certificate/9639-3008-0715-0000-7195>.

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

The property can be found in Barnards Green, on the B4208, adjacent to coop convenience store.

POST CODE: WR14 3LY

WHAT3WORDS: ///swung.same.calls

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.