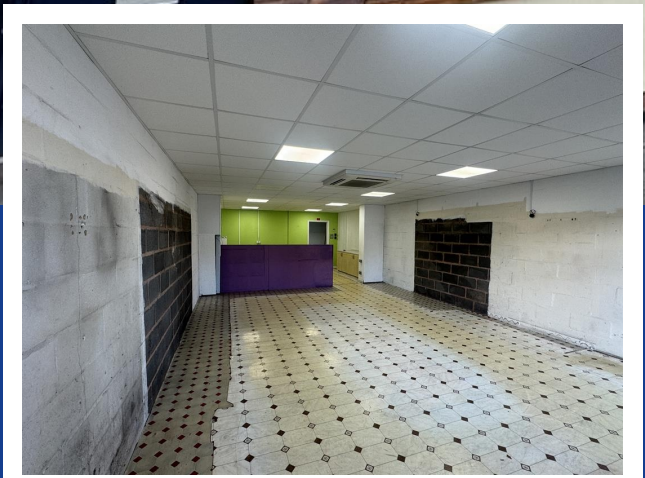


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Shop 3,
111 Barnards Green Road, Malvern,
WR14 3LT

- **PROMINENT RETAIL UNIT AVAILABLE TO LET**
- **CONVENIENT LOCATION WITH EXCELLENT FRONTAGE**
- **EXTENDING TO APPROXIMATELY 723 SQ FT (67.17 SQ M)**
- **RENT: £14,000 PER ANNUM EXCLUSIVE**

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
RETAIL PREMISES	Shop premises with WC facilities	723 Sq Ft (67.17 Sq M)	£14,000.00
	TOTAL	723 Sq Ft	£14,000

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.

The property is situated on Barnards Green Road, a popular village retail centre. The area offers a good range of local facilities including shops, bakeries, pharmacies, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service through Barnards Green with bus stops close to the premises, as well as on street parking available to customers and for loading.

Description

The ground floor retail premises is centrally located in Barnards Green and offers an excellent opportunity to occupy one of the prime retail shops with double fronted display window. The premises provides 723 sq ft of retail space and benefits from access to the rear for deliveries. Access to the front of the shop is provided by a single pedestrian door. The premises lend themselves to a variety of uses subject to necessary consents.



Tenure

TENURE

The premises are available to let on a new lease on full repairing and insuring terms, for a negotiable length.

RENT

£14,000 per annum exclusive.

SERVICE CHARGE

Further details are available upon request.

LEGAL FEES

Each party to be responsible for their own legal costs.

DEPOSIT

A deposit equivalent to one quarters rent will be required.

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: £11,500

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

All interested parties are advised to make their own enquiries of the local authority in order to establish that their required use of the premises will be permitted.

EPC

The EPC rating for the property is B(50) <https://find-energy-certificate.service.gov.uk/energy-certificate/3019-8134-4102-0392-2492>

Services

We have been advised that mains electricity, 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 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 the Agent's Malvern Office turn right onto Worcester Road and immediately left down Church Street, following this through Great Malvern town centre onto Barnards Green Road and carry on until you reach the Barnards Green island roundabout. As you exit the Barnards Green roundabout continuing on Barnards Green Road, the property is located on the left hand side.

POST CODE WR14 3LT

WHAT3WORDS ///light.closer.chew

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.