

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



51,
Howsell Road, Malvern, WR14
1TH

- A DISTINCTIVE DETACHED FORMER MEETING ROOM
- STRATEGICALLY WELL PLACED FOR ACCESS TO A WIDE RANGE OF AMENITIES IN MALVERN LINK
- OFFERING APPROXIMATELY 78.63 SQ METRES (846 SQ FT)
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING CONSENT)
- GUIDE PRICE: £90,000

Ledbury Office

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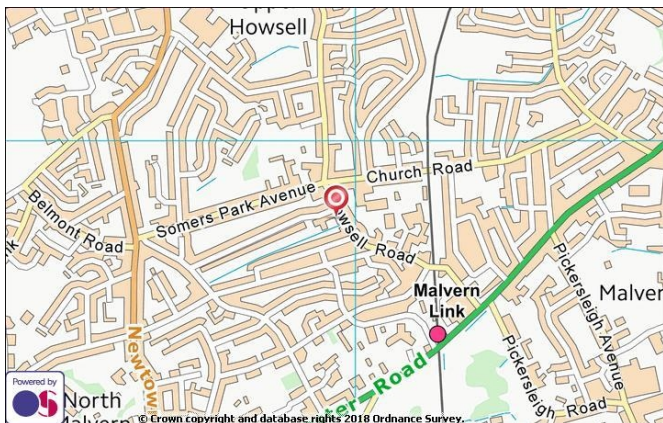
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
51 HOWSELL ROAD	The premises comprise: Entrance Porch providing access to; Main Hall with high vaulted ceiling and providing access to; Office; Stores; Kitchenette; and WC facilities.	846 Sq Ft (78.59 Sq M)	
	TOTAL	846 Sq Ft	£90,000

Location

St Michael's Mission Room enjoys a convenient position on the corner of Frederick Road and Howsell Road approximately ten minutes walk from Malvern Link where there is a comprehensive range of amenities including shops and offices, Co-operative and Lidl supermarkets, takeaways and places to eat out and two service stations. The wider facilities of Great Malvern are just under a mile away, with further shops, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Description

St Michael's Mission Room comprises a single storey building which has been in use as a meeting room/social hall for many years. It is constructed of brick with part slate tile hung elevations under a pitched slate roof. Doors lead off this hall to ladies and gents toilets, a small office and kitchen. It is understood that no additional outside space or parking is offered with the hall.



Tenure

TENURE- We are advised (subject to legal confirmation) that the property is freehold.

GUIDE PRICE - £90,000

Business Rates

The property has been the subject of recent refurbishment and therefore will have to be re-assessed for non domestic rates by the Valuation Office Agency.

Rateable Value 2017:

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 - 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 RATING - E (106) <https://find-energy-certificate.service.gov.uk/energy-certificate/5022-7449-0856-0897-6315>

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 agents' office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile at Link Top pass straight through a set of traffic lights continuing towards Malvern Link. The road bears right downhill with the common on your right hand side. Continue through the next set of traffic lights, past the railway and fire stations on your left. Immediately after the fire station take the next left turn into Howsell Road passing over a railway bridge and continuing for a few hundred yards where St Michaels Mission Room will be seen on the left hand side at the junction with Frederick Road.

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 formally 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.