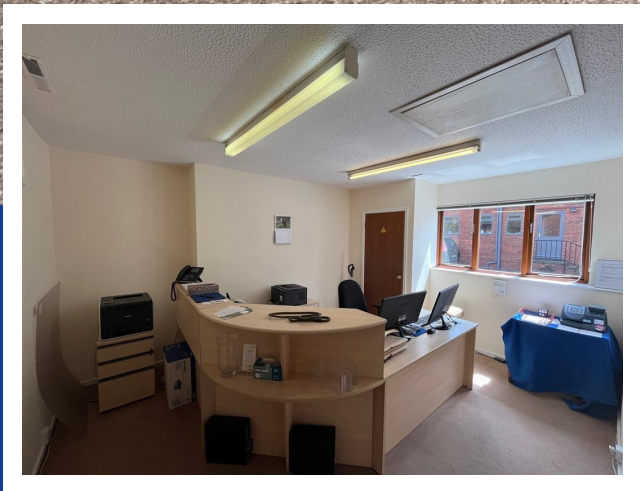


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Sterling Lodge, 287 Worcester Road, Malvern, WR14 1AB

- **FREEHOLD OFFICE BUILDING FOR SALE**
- **WITH VACANT POSSESSION FROM JULY 2025**
- **EXTENDING TO APPROXIMATELY 940 SQ FT**
- **ESTIMATED POTENTIAL RENTAL INCOME £10,000 PER ANNUM**
- **GUIDE PRICE: £150,000**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



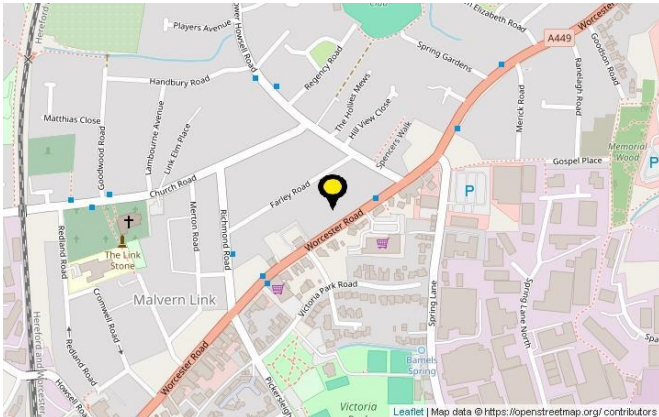
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
STERLING LODGE	comprising with approximate dimensions: Lobby - 1.10 x 0.86m; Reception Hall - 4.46m x 2.34m & 7.50 x 1.00m; Reception/Office - 3.64m x 4.49m; Office 1 - 2.86m x 5.03m; Office 2 - 3.81m x 3.05m; Office 3 3.49m x 2.34m; with kitchenette area and WC facilities; and Garage - 2.88m x 5.06m.	940 Sq Ft (87.33 Sq M)	£9,185.00
OUTSIDE	car parking for two vehicles.		
TOTAL		940 Sq Ft	£150,000

Location

The property is located in the sought after area of Malvern Link with close neighbours including a number of independent businesses. 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 property extends to approximately 940 sq ft (Gross Internal Area) and is for sale with vacant possession from July 2025. The property is single storey with brick elevations with timber cladding to former garage, with pitched roof above. There are two car parking spaces.



Tenure

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

GUIDE PRICE - £150,000

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: £6,900

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 - We recommend interested parties make their own enquires to the Local Planning Authority to established suitability of their own use.

EPC RATING - D(96) <https://find-energy-certificate.service.gov.uk/energy-certificate/6072-0837-9508-9275-0215>.

Services

We have been advised that services are connected to the property via a local sub supply from the adjacent property, Elphick House. 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 Malvern Link on the left hand side shortly after the Petrol Garage, heading towards Worcester on the Worcester Road.

POST CODE - WR14 1AB

WHAT3WORDS - ///treatment.familiar.slouched

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.