

# FOR SALE £325,000 GUIDE PRICE

## POOLBROOK ROAD, MALVERN



- MIXED USE INVESTMENT PROPERTY FOR SALE
- TWO RETAIL SHOPS AND TWO FLATS
- GROSS RENTAL INCOME OF £24,660 PER ANNUM
- WITH GARDEN TO THE REAR
- GUIDE PRICE: £325,000

**JOHN  
GOODWIN**  
THE PROPERTY PROFESSIONALS

EST. 1981

3-7 New Street Ledbury, HR8 2DX  
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**RICS**

# LOCATION

The property is located on Poolbrook Road, a short distance from Barnards Green, which 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 offer 112-114 Poolbrook Road for sale, which offers an opportunity to acquire a fully let investment building. The property briefly comprises two ground floor shops, and one ground floor flat and one first floor flat. There is a garden area located to the rear of the building.

# ACCOMMODATION

The Investment extends to approximately 634Sq Ft.

Name	Description	Sq Ft	Sq M
112 Poolbrook	Retail Shop let on a lease dated 14 July 2020 for a three year term.	381	35.39
114 Poolbrook	Retail shop let on a lease 1 May 2022 for a one year term.	253	23.5
114a Poolbrook	First floor two bed flat let on an AST dated 20 April 2017. including living room, kitchen, and bathroom		0
114b	Ground floor one bedsit, with bathroom and kitchen/living room.		0
<b>TOTAL</b>		<b>634</b>	<b>58.9</b>

# SERVICES, PLANNING, EPC

We have been advised that mains electrics, 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.

**PLANNING** It is recommended interested parties make their own enquiries to the Local Planning Authority.

The EPC rating

114a - E (39) <https://find-energy-certificate.service.gov.uk/energy-certificate/9536-3054-1201-5655-8200>.

114b - D (58) <https://find-energy-certificate.service.gov.uk/energy-certificate/9638-3054-7201-4555-8200>

112 - B (50) <https://find-energy-certificate.service.gov.uk/energy-certificate/2021-5005-4923-9690-0728>

114 - B (40) <https://find-energy-certificate.service.gov.uk/energy-certificate/5030-6380-1486-0901-2910>

# BUSINESS RATES

112 - £7400.00. 114 - £6000.00. Council Tax Bands 114a - A. 114b - A. 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.

# VIEWING ARRANGEMENTS

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

# DIRECTIONS

From Barnards Green take the B4208 heading toward Guarford, after a short distance turn right into Poolbrook Road and the property can be found after

approximately 0.4 miles on the right hand side.

POST CODE WR14 3JD

WHAT3WORDS ///needed.roof.grants



# PROPOSED TERMS

**TENURE** - The property is for sale, subject to verification, of a freehold basis subject to the ongoing lease and tenancy agreement.

**GUIDE PRICE** £325,000.

# CONTACT

JOHN GOODWIN COMMERCIAL DEPARTMENT  
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# 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 leases 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 facts 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.