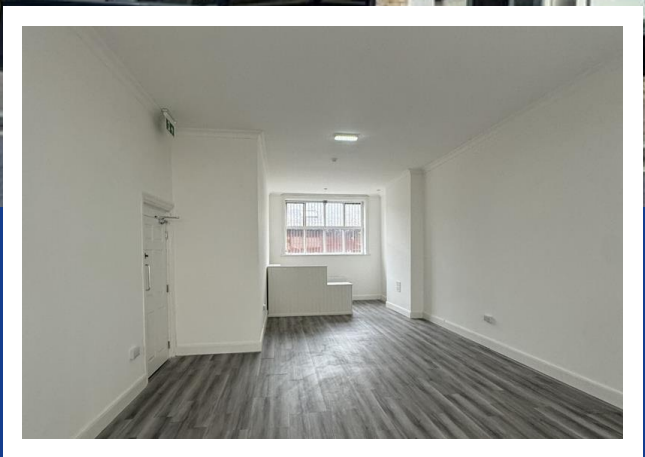


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



6-8,
Graham Road, Malvern, WR14
2HN

- **RECENTLY REFURBISHED SHOP PREMISES AVAILABLE TO LET**
- **CONVENIENT TOWN CENTRE LOCATION WITH PROMINENT FRONTAGE**
- **EXTENDING TO APPROXIMATELY 470 SQ FT (43.71 SQ M)**
- **RENT: £12,500 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
SHOP PREMISES	shop premises benefiting from wc facilities and prominent double fronted display window to Graham Road.	470 Sq Ft (43.66 Sq M)	£12,500.00
TOTAL		470 Sq Ft	£12,500

Location

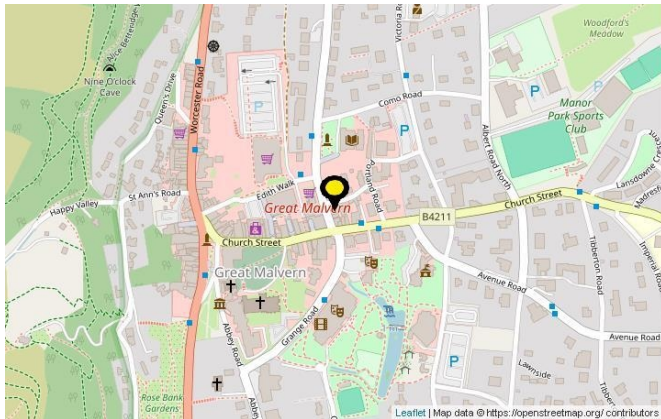
The property is located on Graham Road in Great Malvern, within the town's traditional shopping district, just off the A449 Bellevue Terrace, being one of the main arterial roads through Malvern.

Situated in the sought after prime area of Great Malvern with close neighbours including Caffè Nero, Fat Face, Boots, The Works, TSB, Waitrose and Wilko's, along with a number of independent businesses, the property occupies an ideal retail location.

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. The Malvern Hills, a designated Area of Outstanding Natural Beauty, is an important tourist destination and benefits from the Three Counties Showground. There is good access to the road and motorway network with the M5 and M50 easily accessible.

Description

The property comprises a prominently positioned retail unit with excellent display frontage onto Graham Road. Internally the property is laid out as open plan retail space. The premises has been recently refurbished, and viewing is highly recommended.



Tenure

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

RENT - £12,500 Per Annum Exclusive

SERVICE CHARGE - Not Applicable

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: £10,000

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.

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 to travel down Church Street. Take the first left after Church Walk, onto Graham Road. The property is situated on the right hand side.

POST CODE WR14 2HN

WHAT3WORDS ///friday.vivid.status

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.