

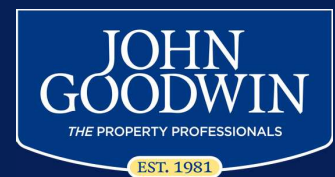
AVAILABLE FOR SALE

112-118 WORCESTER ROAD, MALVERN LINK, MALVERN, WR14 1SS

COMMERCIAL INVESTMENT OPPORTUNITY



- Commercial investment property for sale, extending to approximately 6,070 sq ft
- Four ground floor retail units with self-contained first floor office accommodation
- Central Malvern Link location with parking
- The property is available for sale subject to ongoing tenancies
- Guide price: £795,000 / Gross Income: £58,995 per annum



3-7 New Street Ledbury, HR8 2DX
01531 634648 (Option 3)
Commercial@johngoodwin.co.uk



LOCATION

The property is conveniently located on Worcester Road, in Malvern Link, a popular urban area of Malvern with a thriving business community.

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

Ground and first floor commercial premises centrally located on Worcester Road. This two storey property provides approx. 3,005 sq ft of office space with approx. 3,065 sq ft of retail space. The property is fully occupied and let to five businesses producing a rental income of £58,995 per annum; Alexandra's Hairdressers, St Richard's Hospice, Hillside Pizza, Community Action, and Wills Legal Services. The retail units are all accessed via a single pedestrianised door to the front of each unit and all have a rear exit. The first floor offices are accessed via a lobby and stairwell on the north east side of the building. The property benefits from a large car park to the rear of the building.

SERVICES, PLANNING, EPC

Services - We have been advised that mains electricity, gas, water and drainage are connected to the property. Gas is provided to Hillside Pizza and Wills Legal Services only. 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 - We understand the current use class associated with the premises is Class E. Interested parties are recommended to confirm this with the Local Planning Authority. The property is located within a conservation area.

EPC - The property has EPC Ratings as detailed in the table below.

BUSINESS RATES

The property has new rateable values from 1 April 2026 as detailed in the table below. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify figures with the local billing authority.

SCHEDULE OF TENANCIES

Accommodation	Tenant	Lease Start	Lease Expiry	Break Option	EPC	Rateable Value
No. 112	Community Action	01/09/2023	31/08/2028	01/09/2026	B(28) https://find-energy-certificate.service.gov.uk/energy-certificate/0214-1278-7332-8053-1670	£12,500
No. 114	Hillside Pizza	14/10/2025	30/09/2040	14/10/2028 14/10/2031	B(45) https://find-energy-certificate.service.gov.uk/energy-certificate/0218-1212-8302-4033-1100	£10,500
No. 116	St Richard's Hospice	08/03/2017	07/03/2027		C(67) https://find-energy-certificate.service.gov.uk/energy-certificate/2140-3831-8120-1104-0221	£10,500
No. 118	Alexandra's Hair Salon	15/03/2018	14/03/2024		B(48) https://find-energy-certificate.service.gov.uk/energy-certificate/4427-3575-9177-8197-2437	£10,000
112-118 First Floor	Wills Legal Services	01/12/2018	30/11/2028		E(106) https://find-energy-certificate.service.gov.uk/energy-certificate/2521-3111-9325-6106-0021	£12,750
		04/01/2021	30/11/2028			£9,000

ACCOMMODATION

The premises extends to approximately 6,070 sq ft.

Accommodation	Size (sq ft)	Size (sq m)	Floor
No. 112	1,028	95.5	Ground
No. 114	751	69.8	Ground
No. 116	774	71.9	Ground
No. 118	512	47.6	Ground
112-118 First Flr	3,005	279.2	First
Total	6,070	563.9	



SALES DETAILS

Freehold tenure subject to ongoing occupational tenancies and subject to legal verification. For occupational lease details please enquire with the selling agents. Guide Price - £795,000. For information of passing rents and service charge, please enquire with the selling agent for further details.

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: commercial@johngoodwin.co.uk

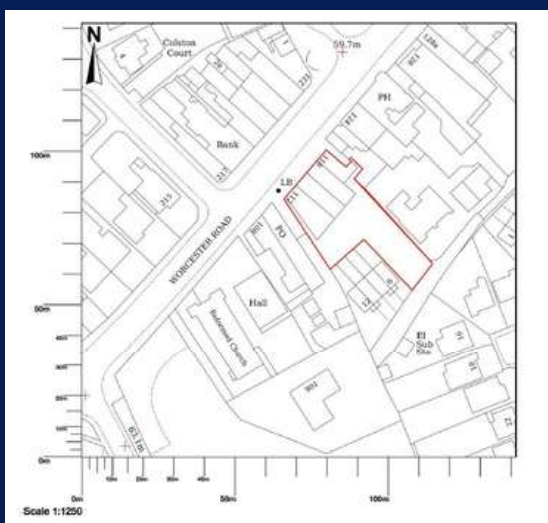
Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

The property is situated on Worcester Road, Malvern Link. From the Agent's Malvern office head north on the A449 Worcester Road for 1.3 miles. The property is located on the right hand side of the road.

POST CODE: WR14 1SS

WHAT3WORDS: ///dissolves.slimy.could



CONTACT

JOHN GOODWIN COMMERCIAL DEPARTMENT

3-7 New Street Ledbury, HR8 2DX

01531 634648 (Option 3)

Commercial@johngoodwin.co.uk

Adam Goodwin MRICS

Chartered Surveyor, Director

adam@johngoodwin.co.uk

Katy Howes MRICS

Chartered Surveyor, Manager

[kathyhowes@johngoodwin.co.uk](mailto:katyhowes@johngoodwin.co.uk)

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 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 tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.