

# TO LET



## WELL LOCATED RETAIL PREMISES

101 CHURCH STREET, MALVERN, WR14 2AE  
(Previously M & Co)



### LOCATION

The premises are located within the centre of Great Malvern close to the junction of Church Street and Graham Road. The property is immediately adjacent to **Costa**, directly opposite **Iceland** and close to **Caffe Nero**, **Fat Face**, **Clarks**, **The Works**, **Parsons Bakery** etc.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)      23'0"      7.0 m  
NET GROUND FLOOR AREA      1530 sq ft      142 sq m

#### FIRST FLOOR

STORAGE/STAFF      1370 sq ft      127 sq m

### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

£19,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: £23,500. Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 58 (Band C). A copy of the certificate is available upon request.

### BUILDING INSURANCE

Building insurance for the year to June 2021 is £770.97 plus VAT

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video – <https://youtu.be/YoQmYGxFwoA>

Internal Video - <https://youtu.be/68TGMlca3qU>

### VIEWINGS

By prior appointment with AMT Commercial on  
01527 821 111

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