

# TO LET



## GROUND FLOOR PREMISES 4 RICHMOND ROAD, MALVERN LINK, WR14 1NE



### LOCATION

The premises which were previously occupied by **Turl & Co** are located at Malvern Link close to the junction with Worcester Road.

The property is close to **VIP Barbers** and **Platinum Property Agents**. Other occupiers located nearby in Malvern Link include **COOP supermarket, Ladbrokes, Dominos, Francis of Malvern** etc

### ACCOMMODATION

The premises comprise a ground floor unit. Approximate areas are detailed below:

#### GROUND FLOOR

GROSS FLOOR AREA	750 sq ft	70 sq m
FORECOURT PARKING FOR TWO VEHICLES		

### 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

**£7,500 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value **£5,700**. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 99 (Band D). A copy of the certificate is available upon request.

### SERVICE CHARGE/BUILDING INSURANCE

There is a service charge which is currently **£47.00** per month which includes building insurance.

### 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 link:

Video - <https://youtu.be/gRgFge-QjMg>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on **01527 821 111**

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