

FOR SALE OR TO LET



FORMER BARCLAYS BANK 2-4 WORCESTER ROAD, GREAT MALVERN, WR14 4QW



LOCATION

The premises are prominently located on the A449 Worcester Road, close to the junction with Church Street. The property is directly opposite **ASK restaurant** and the **Unicorn Public House**. Nearby occupiers include **Nationwide Building Society, HSBC, WH Smith, Alan Morris** etc

DESCRIPTION

These former Banking Hall premises are very attractive and lend themselves to many uses including restaurant, bar, office, showroom etc subject to any required planning and licence requirements. The property is Grade 2 listed and is arranged on Ground and Basement levels with a small Mezzanine Area.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	53'0"	16.2 m
SHOP DEPTH	28'0"	8.5 m
FLOOR TO CEILING HEIGHT	13'8"	4.2 m
GROSS FLOOR AREA	1220 sq ft	113 sq m

BASEMENT

STORAGE	850 sq ft	79 sq m
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MEZZANINE

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

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

£27,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£16,000**. Please contact the Local Authority for further information.

BUILDING INSURANCE

Building insurance is currently **£850** per annum.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be available shortly.

SALE

We are advised the property is held on a **999**-year ground lease at a peppercorn rental from 2004.

The current owners will consider offers based upon **£375,000** for their long leasehold interest, which does not include the flats on the upper floors, which are not owned by the vendor.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental/sale however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video - <https://youtu.be/thd6n4syNmw>

Basement Video - <https://youtu.be/AtOoShZw1pk>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111