

TO LET



PRIME RETAIL PREMISES 103 CHURCH STREET, MALVERN, WR14 2AE



LOCATION

This former Halifax unit is situated in an excellent trading position in the centre of Malvern being on the junction with Graham Road.

Malvern is home to numerous multiple occupiers including **Waitrose, Fat Face, Howden Insurance, Caffe Nero, Crew Clothing, SeaSalt** etc.

ACCOMMODATION

Approximate Gross Floor Areas are detailed below:

GROUND FLOOR

GROSS GROUND FLOOR	1250 sq ft	116 sq m
BASEMENT	836 sq ft	78 sq m
FIRST FLOOR	2575 sq ft	239 sq m
SECOND FLOOR	2390 sq ft	221 sq m

LEASE

The property is available by way of a new short term 12 month lease, subject to a break clause after 6 months. The lease will be outside the Landlord and Tenant Act 1954.

RENTAL

£29,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£17,250**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 52 (Band C). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance is approximately **£2,500** p.a

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.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor – <https://youtu.be/s2HabeDyYd8>

First Floor – <https://youtu.be/TnAhq3qCEPw>

Second Floor – <https://youtu.be/taU2hHMkRwY>

Basement - <https://youtu.be/zxwOWDP8wek>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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