

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 Great 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, Sea Salt** etc.

ACCOMMODATION

The new owners of the building intend to fully refurbish the premises to include a ramp and disabled toilet, stock room, staff kitchen, air source heating and cooling, commercial lighting track, fully compliant fire alarm etc.

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

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.

The lease will contain annual RPI increases capped and collared at 3% & 5.5%.

RENTAL

£27,500 pa (exclusive of rates) for the Ground Floor only. The Basement is available if required at an additional rental.

RATING ASSESSMENT

The property is to be re-assessed for Rating Purposes.

ENERGY PERFORMANCE CERTIFICATE

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

BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for a contribution towards the cost of building insurance and service charge.

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.

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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