

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 fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

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 will be payable by the tenant.

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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