

FOR SALE | TO LET



265 WORCESTER ROAD, MALVERN LINK, WR14 1AA FORMER PHD HAIR SALON



LOCATION

The premises are prominently situated in the heart of Malvern Link, adjacent to Vasai Restaurant and directly opposite the COOP Supermarket.

ACCOMMODATION

Approximate internal dimensions and gross floor areas are detailed below:

GROUND FLOOR			
INTERNAL WIDTH	13'7"	4.01 m	
SHOP DEPTH	32'9"	9.09 m	
NET GROUND FLOOR AREA	380 sq ft	35 sq m	
FIRST FLOOR			
TWO ROOMS, KITCHEN AND BATHROOM	365 sq ft	34 sq m	
SECOND FLOOR- Not inspected- advised two further rooms			

FREEHOLD

The owners will consider offers in excess of **£110,000**.

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

£9,750 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 CERTIFICATES

The property has a rating of 109 (Band E). A copy of the certificate is available upon request.

LEGAL COSTS & VAT

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

VIRTUAL TOURS OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/EigKGKEZObo>

Ground Floor - <https://youtu.be/8jqVbGEs4O8>

First Floor - <https://youtu.be/WLv3lymgvXA>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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