

FOR SALE



FREEHOLD PREMISES 1 WORCESTER ROAD, MALVERN, WR14 4QY



LOCATION

The premises are located within the heart of Great Malvern on the junction with St Ann's Road.

The property is adjacent to **Allan Morris Estate Agents**, opposite **Nationwide Building Society** and close to the **Unicorn Public House**, **HSBC**, **WHSmith** and **Ask Italian Restaurant**.

Major occupiers represented in Malvern include **Waitrose**, **Caffe Nero**, **Fatface**, **Crew Clothing**, **Seasalt** etc

ACCOMMODATION

The premises comprise an imposing three storey building. At ground floor there is a self-contained retail unit of **100 sq m / 1075 sq ft** presently occupied by **Malvern Hills Gallery**

On the first and second floor levels there are 8 separate rooms having a net floor area of **141 sq m / 1520 sq ft** currently being used as serviced offices, together with kitchenette and separate male & female toilets. The upper parts have their own entrance from Worcester Road.

There is potential to convert the upper floors to residential use, subject to the necessary consents and planning permission.

TENURE

The tenants of the ground floor shop will be vacating on the 30th of June 2025.

Four of the eight offices on the upper floors are currently occupied on licence and produce a total gross monthly income of £1940.

The Licences can be terminated upon 3 months' notice.

PRICE

Offers based on **£375,000** for the Freehold interest.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Ground Floor Rateable Value: **£13,500**.

First & Second Floors Rateable Value: **£9,900**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The Ground Floor premises have a rating of 66 (Band C).

The First and Second Floor premises have a rating of 119 (Band E)

A copy of the certificates are available upon request.

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 purchase price, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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.