

TO LET – Retail Premises

BK Bruton
Knowles

est. 1862

16 Worcester Road, Malvern, WR14 4QW



- £12,999 per annum
- 629 Sq. Ft
- Busy Retail Parade with Good Window Frontage

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LOCATION

The property boasts prominent roadside location along a popular retail parade. The property has good public transport links with Malvern Train Station a short 0.7 miles east. Nearby occupiers include Malvern Hills Gallery, Nationwide, ASK Italian and a number of local occupiers.

DESCRIPTION

16 Worcester Road comprises a self contained retail premises with extensive window frontage. Internally the previous occupiers' fixtures are still present with the first section of the premises providing a formerly used display area for products. The secondary section of the unit provides further storage and interconnects throughout the premises to the rear which provides a WC and wash basin area.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Ground Floor	59.36	639
Total	59.36	639

RATES

We understand the Rateable Values as of 31st March 2017 to be £9,400

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

16 Worcester Road is classed as use E under the Use Classes Order 1st Sept 2020.

EPC

An EPC is to be commissioned.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£12,999 per annum.

SERVICE CHARGE

Further details available upon request.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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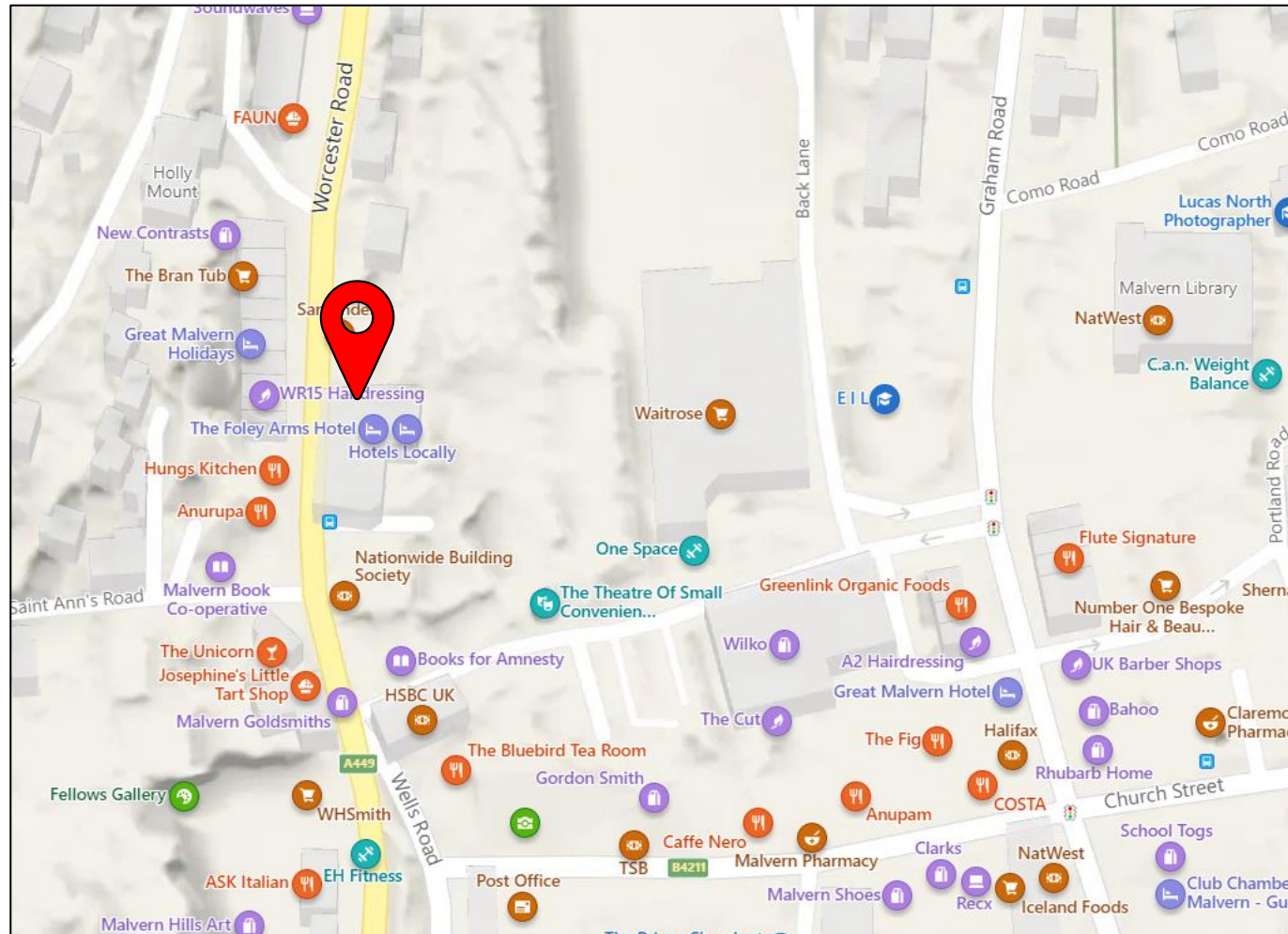
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