

# TO LET

Ground Floor Retail Unit

22 Worcester Road, Malvern, WR14 4QW



- £16,500 per annum exclusive
- Ground floor open plan retail
- Large window frontage
- 984 Sq. Ft

To Let | Code 12238

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## Location

Occupying a prominent position in the heart of Great Malvern, 22 Worcester Road enjoys exceptional visibility along one of the town's principal commercial thoroughfares. Surrounded by a vibrant mix of independent retailers, national chains, cafés, and professional services, the property is ideally situated to benefit from strong footfall and excellent transport connectivity.

Located just a short walk from both Great Malvern and Malvern Link railway stations, with regular services to Worcester, Birmingham, and Hereford, the property is easily accessible for commuters and visitors alike. Public car parking is available nearby, and the area is well-served by local bus routes. The historic and picturesque setting of the Malvern Hills, a designated Area of Outstanding Natural Beauty, enhances the appeal of the area for both customers and businesses.

This central location offers an excellent opportunity for a wide range of commercial uses, including retail, financial services, professional offices, or hospitality.

## Description

The property comprises an extensive glass frontage with pedestrian access off the popular Worcester road, benefitting from good passing foot and vehicle traffic.

The Property is due to be white boxed shortly, providing main retail frontage, with staff facilities including tea point and WC to the rear. The unit

benefits from a rear shared balcony space, which once refurbished, can be accessed via the rear of the unit and looks out towards the stunning Malvern hills.

## Accommodation (Approx NIA)

| Unit                    | SQM          | SQFT       |
|-------------------------|--------------|------------|
| Ground Floor Commercial | 91.49        | 984        |
| <b>Total</b>            | <b>91.49</b> | <b>984</b> |

## Rates

Description: Office and Premises

Rateable Value: £13,250

## Energy performance certificate

A new EPC to be commissioned

## Rent

£16,500 per annum exclusive.

## Terms

A new internal repairing and insuring lease is available, for a term of years to be agreed.

## VAT

VAT applicable unless stated otherwise.

## Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

## Legal Costs

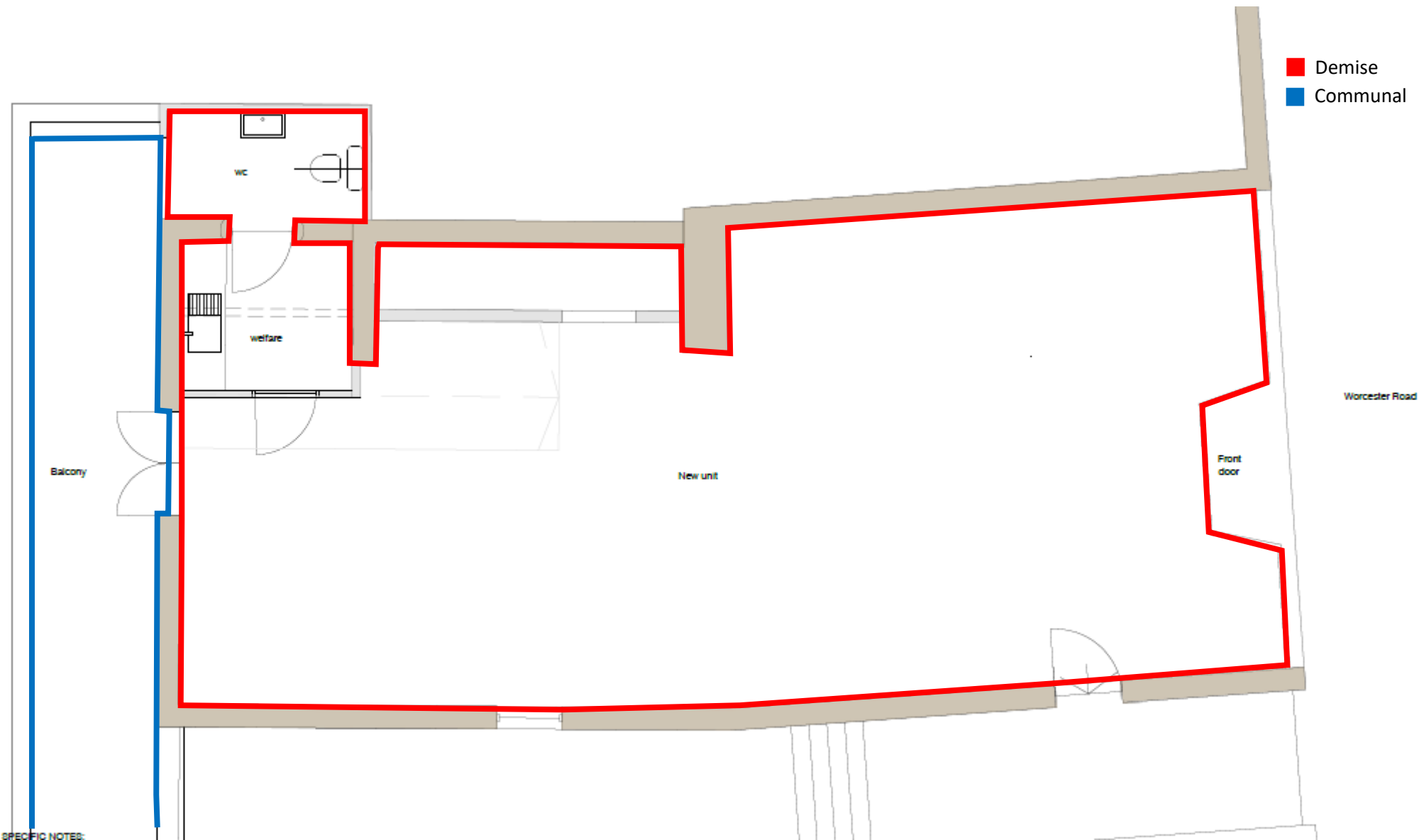
Each party to be responsible for their own legal costs incurred in relation to this transaction.

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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SPECIFIC NOTES:



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## Contact:

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Commercial Agent

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## Gloucester office:

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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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