

# 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

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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 has just undergone an extensive white box fit out providing an open plan layout with white walls, new screed, new kitchen tea point and

WC and opened access to the rear balcony space, with stunning views of malvern hills.

A further office/ meeting room space is available to the rear of the property which provides a newly fitted kitchen and bathroom (with shower facility). This can be leased separately or together with the subject property for an additional fee.

## 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 for retail unit alone  
£22,000 for retail unit including rear ancillary space. (Please refer to video tours).

## 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.

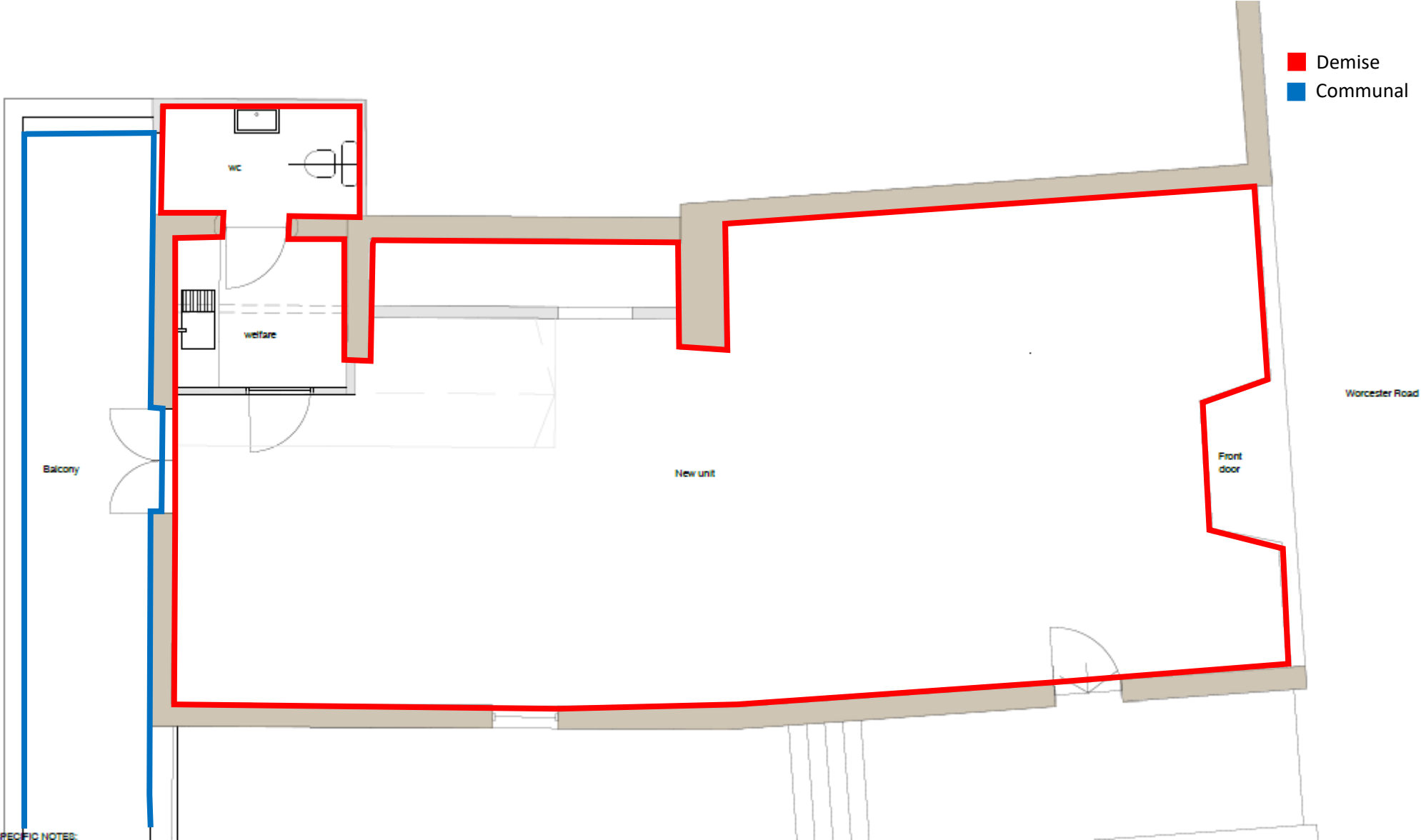
Link to video tours below:

[22 Worcester Road](#)

[Additional staff ancillary \(available together or separately\).](#)

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SPECIFIC NOTES:





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## Contact:

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# TO LET

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