## Class E Shop to Let or Building for Sale

### Includes Two-Bedroom Flat and Parking - Potential income £17,500 pa (10% NIY)

# 239 Worcester Road, Malvern, WR14 1SY




**LOCATION:** The property is on the western side of Worcester Road, a 5 minute walk from Malvern Link railway station, adjacent to **Francis of Malvern**.

Other nearby operators include **London House Cafe**, **Everest Eatery,** and **Link Wines**.

**TERMS:** **To Let:** The ground floor shop is available on a new lease for a term to be agreed.

**For Sale:** Alternatively, the freehold of the whole building is available, with vacant possession of the shop.

**RENT:** **£8,500 per annum exclusive** (ground floor shop and basement).

**PRICE:** **Guide price £170,000.** With the shop let at £8,500 pa and the flat at £9,000 pa, total income would be £17,500 pa, reflecting a net initial yield of approximately 10%.

**ACCOMMODATION:** **Ground Floor Shop (NIA):** 424 sq ft (39.4 sq m) with two parking spaces to the rear *

**First Floor Flat (GIA):** 720 sq ft (66.9 sq m) **

** There is an unmeasured basement storage area, accessed by stairs from the ground floor.*

*** Self-contained two-bedroom flat with separate front and rear access, let on an AST at £750 pcm.*

**MEDIA:** Plans, video and pictures are available on request.

**USE:** The ground floor benefits from Class E use.

**VAT:** The property is not elected for VAT.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

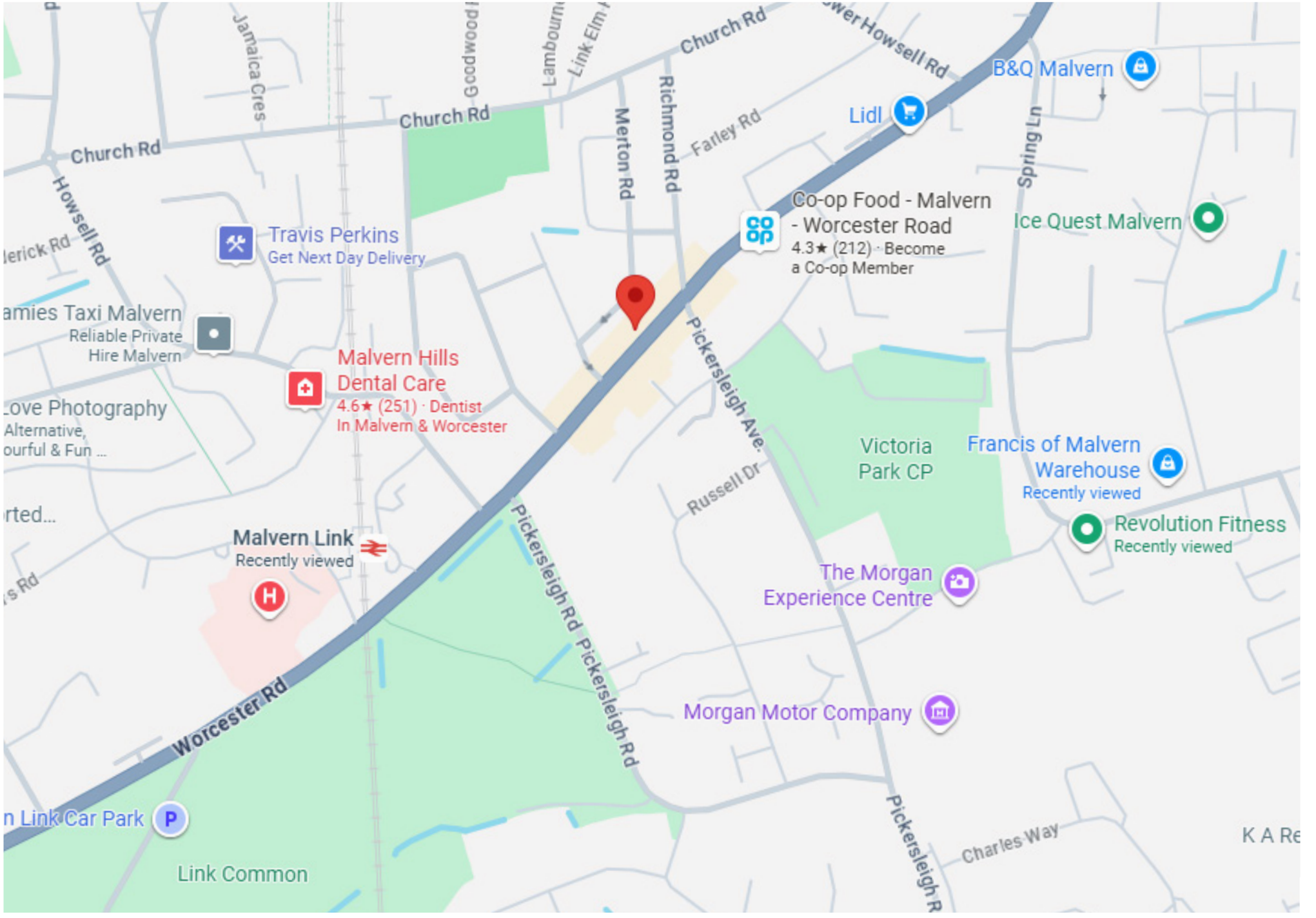
**EPC:** EPCs will be made available on request.

**RATES:** Rateable Value: £7,300 - the shop is eligible for 100% small business rates relief.

BLACK STANNILAND

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.


Church Rd
Church Rd
Church Rd
Howsell Rd
Jamaica Cres
Goodwood
Merton Rd
Richmond Rd
Farley Rd
Lower Howsell Rd
Spring Ln
B&Q Malvern
Lidl
Co-op Food - Malvern - Worcester Road
4.3★ (212) · Become a Co-op Member
Ice Quest Malvern
Travis Perkins
Get Next Day Delivery
Malvern Hills Dental Care
4.6★ (251) · Dentist
In Malvern & Worcester
Pickersleigh Ave.
Victoria Park CP
Russell Dr
Francis of Malvern Warehouse
Recently viewed
Revolution Fitness
Recently viewed
Malvern Link
Recently viewed
Pickersleigh Rd
The Morgan Experience Centre
Worcester Rd
Morgan Motor Company
Link Car Park
Link Common
Charles Way