For Sale

Commercial Freehold Premises

275 Worcester Road, Malvern, WR14 1AA

- Freehold commercial property
- 7,057 ft² (655.87 m²)
- Located in Malvern Link
- To view the virtual tour click here
- Car parking at rear of property
- Development opportunity (STP)



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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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Location

Malvern is a spa town and civil parish in Worcester which, in the 2011 Census, had a population of just under 30,000. The major road, which runs through the centre of Malvern is the A449 which connects Worcester to Ledbury. The M5 Motorway is accessible at Junctions 7 and 8 to the east. The M50 Motorway is accessed at Junction 1 on the A38 between Tewkesbury and Malvern.

Two railway stations, approximately one mile apart at Great Malvern and Malvern Link provide direct services to Worcester, Hereford, Birmingham, Oxford, Cheltenham, Gloucester and London Paddington.

Description

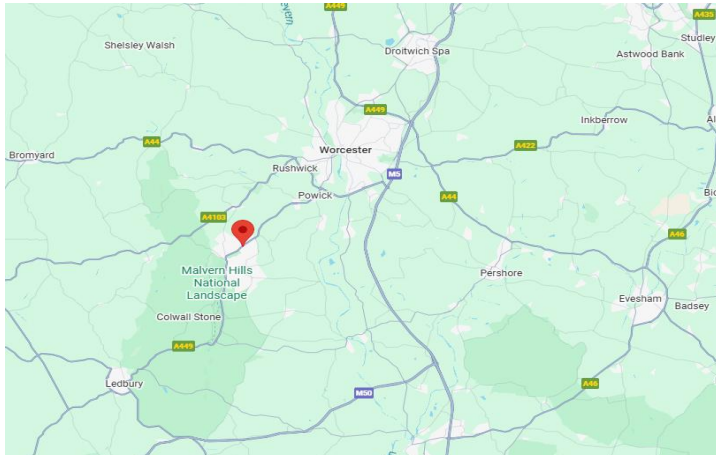
This prominently positioned detached three-storey property offers an excellent canvas for transformation. Originally constructed as a town house of rendered brick with a pitched tiled roof, the building has since been enhanced with a two-storey front extension added in the 1970s, featuring a concrete frame and large display windows that provide strong street presence.

To the rear, a part single-storey/part two-storey brick-built outbuilding with a pitched slate roof has been integrated with the main structure, creating a versatile footprint with a variety of room configurations throughout. Internally, the accommodation currently comprises a series of cellular spaces, offering exciting scope for reconfiguration or comprehensive redevelopment.

The site also includes a gravelled rear car park with space for approximately eight vehicles. A striking mature tree sits at the centre of the parking area and is understood to be protected by a Tree Preservation Order, adding character and a sense of established setting.

Overall, the property represents a compelling development opportunity (subject to planning), with the scale, layout and prominence of the site lending themselves to a wide range of future uses.

Ground floor	3,792.5 ft^2	(352.46 m^2)
First floor retail	756.5 ft^2	(756.5 m^2)
Second floor retail	1,737.8 ft^2	(161.51m^2)
Third floor retail	770.3 ft^2	(71.59m^2)
Total	**7,057 ft^2**	**(655.87 m^2)**



Guide Price

£395,000

Tenure

The property is available by way of the sale of the freehold.

Rating Assessment

Please click HERE for Business Rates information

Energy Performance Certificate (EPC)

To be assessed

Virtual Tour

Click here to take a tour of the property

Tenue

The property is available by way of the Freehold.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

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

Viewing and further information:
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The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

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