

A Freehold Investment Opportunity

For Sale by Bond Wolfe



4 Richmond Road, Malvern, WR14 1NE

- For Sale by Bond Wolfe
- Established mixed retail and residential location within Malvern Link Town Centre
- Comprising two separate ground floor retail units of 1,081 sq ft (100.43 sq m)
- Fully let to two established tenants
- Combined annual income of £16,250 per annum
- Freehold

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Bond Wolfe

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Location

The property occupies a prominent position on Richmond Road, close to the junction with the A449 Worcester Road. It is situated close to the amenities of Malvern Link which offers a range of independent shops, Co-op supermarket, takeaways, eateries and community facilities. Further and more extensive facilities are available in the neighbouring town of Great Malvern or the city of Worcester.

Description

The property comprises two separate retail shops on the ground floor which extend in total to 1,081 sq ft (100.43 sq m). There is residential accommodation above which has been sold off on a long leasehold basis for a term of 125 years from 01/04/2005.

The shops operate independently as a café and hair salon with off street parking available to the front to the hair salon.

Unit 1 – 422 sq ft (39.18 sq m)
Unit 2 – 659 sq ft (61.25 sq m)

The first floor accommodation has been sold off on a long leasehold basis.

Tenancies

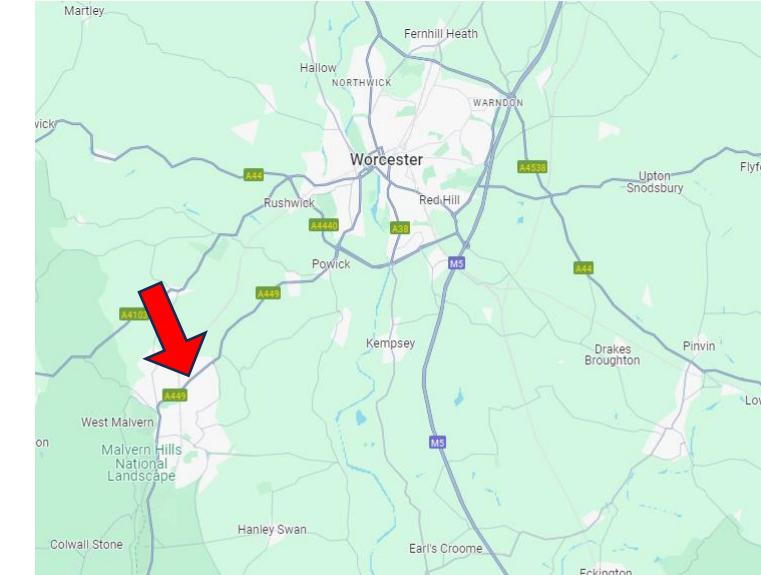
Unit 1 – Trading as Sunbean café & sunbeds and let for a term of 5 years from 27/02/2024, expiring 26/02/29, at a passing rent of £8,750 pa.

Unit 2 – Trading as Luxury Cutz and let for a term of 5 years from 01/03/2022, expiring 28/02/27, at a passing rent of £7,500 pa.

The combined rental income is £16,250 per annum.

Tenure

The property is available on freehold basis subject to existing tenancies



Guide Price

£185,000 + plus fees

Tenure

The property is available on a freehold basis subject to existing tenancies

Energy Performance Certificate (EPC)

Available upon request

Service Charge

There is a variable service charge payable by the occupational tenants towards maintenance of the common parts

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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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 in situ 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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