FOR SALE

Freehold Car Sales Premises, Suitable for Development (STP)

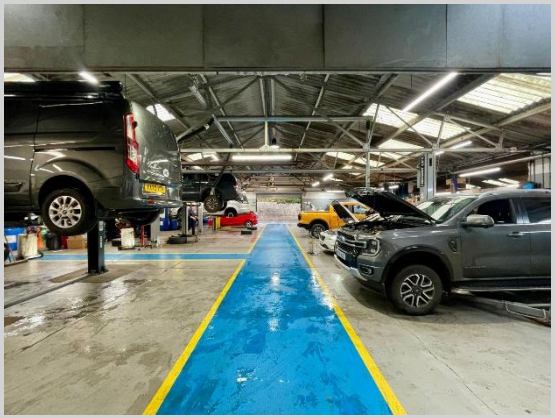
169 – 171 Newtown Road, Malvern, Worcestershire WR14 1NE

- Currently operating as Hills Ford motor dealership, who are relocating due to expansion into Worcester
- Existing facility extends to 9,124 sq ft (848 sq m)
- Regular shaped site extending to 0.64 acres
- Situated in a predominantly residential area and therefore suitable for re-development, subject to planning
- Has dual access off Newtown Road and Nursery Road.



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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 in Worcestershire with a population of 30,462 as at the 2021 Census. Within Malvern, the property fronts the B4503 Newtown Road, in close proximity to its junction with the A449 Worcester Road and circa 1 ½ miles west of Great Malvern town centre.

The immediate surrounding area is predominantly residential, with some local retail occupiers being located on Newtown Road. Hills Ford are vacating due to expansion to a larger site in Worcester.

Description

The current building offers a detached showroom and workshop sitting central within a regular plot. The building is accessed via a showroom to the front and two roller shutter doors to the rear.

The existing building offers the following:

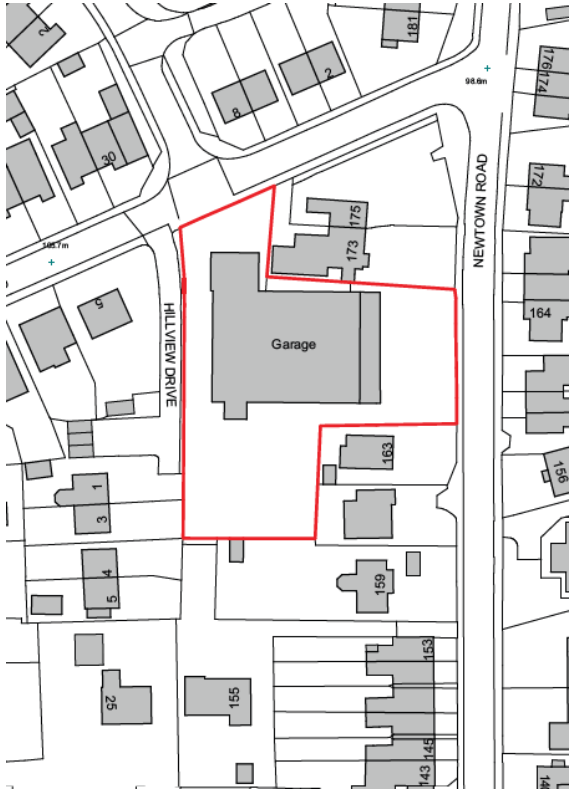
Car Showroom	2,572 ft²	(239 m²)
Workshop	6,552 ft²	(609 m²)
Total	9,124 ft²	(848 m²)

Externally there is a forecourt to the front which offers parking for 20-25 vehicles along with a further parking area to the rear for 35-40 vehicles. The main frontage is onto Newtown Road, however, there is a rear access off Nursery Road.

The site has a total area of 0.64, as shown by the site plan.

Re-Development

The sites extends to 0.64 acres and is situated within a residential area of Malvern, it is therefore well suited for re-development, subject to gaining the necessary planning consents.



Guide Price
£750,000

Energy Performance Certificate (EPC)
To be advised

Tenue
The property is available freehold.

VAT
All prices and premiums 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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GJS Dillon
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

RICS EG MOST ACTIVE DEALMAKER 3 YEARS RUNNING