



AN ATTRACTIVE FREEHOLD INVESTMENT AND REFURBISHMENT/DEVELOPMENT OPPORTUNITY WITHIN A SOUGHT AFTER TOWN CENTRE LOCATION, HAVING GREAT POTENTIAL TO ADD VALUE
CURRENT RENTAL INCOME: £29,400 PA.
ESTIMATED FULL RENTAL VALUE: £55,200 PA.

DESCRIPTION

The property comprises an attractive mid terraced character property, arranged over ground, first and second floors, together with a basement. The accommodation is currently configured to provide a self-contained retail unit on the ground floor, let as a nail studio, having rear ancillary areas, kitchen and WCs. The demise of the shop also includes a basement which is accessed separately from a covered side passage.

Accessed via a separate entrance to the left hand side, there is a communal entrance giving access to three self-contained flats upon the upper floors.

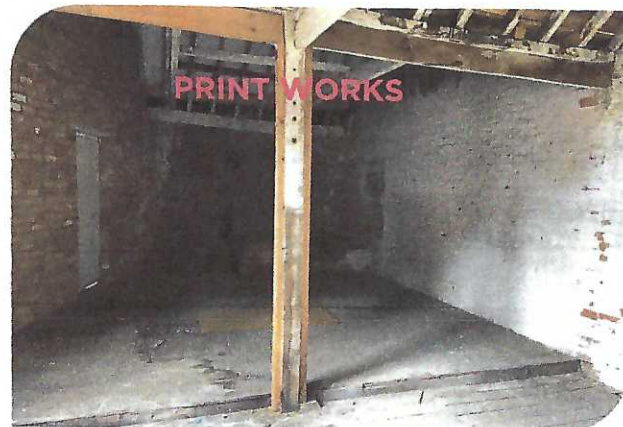
On the first floor is Flat 1, which is currently vacant and in need of full refurbishment and also offers the potential to reconfigure, there is also a vacant office and WC. On the second floor is Flat 2, having well presented accommodation, comprising hall entrance, spacious lounge, kitchen, two double bedroom, separate WC and shower room. On the third floor is Flat 3, providing similar accommodation to flat 2. All of the flats enjoy excellent views over Malvern and the Worcestershire countryside beyond.

To the rear and adjoining the main building is a former printing works, over two floors and is considered to offer the potential to provide further living accommodation, subject to obtaining the necessary planning permission and possession of the ground floor.

ENERGY PERFORMANCE RATING

C, E & F.

COUNCIL TAX BAND Flat 1 & 2 - A, Flat 3 - B.



LOCATION

The property occupies a prominent location within the sought after professional and leisure area of the affluent town of Malvern.

Occupiers within the immediate vicinity include WH Smith, Ask, HSBC, Santander, The Foley Arms and several independent traders, coffee shops and restaurants, together with several Estate Agents. Also close by are Waitrose, Boots, Costa Coffee and Cafe Nero.

On street parking is available to the front and there are several 'Pay and Display' car parks within close proximity.



TENURE

Freehold - Subject to the existing tenancies.

AUCTIONEER'S NOTE

The Auctioneers have not had sight of the tenancy documentation at the time of going to print and the tenancy details should not be relied upon, however copies will be available within the legal pack.

VALUE ADDED TAX

For clarification in respect of whether or not VAT will be chargeable on the purchase price please refer to the Legal Pack.

TENANCY

Room	Term	Rental
Ground Floor Retail Unit - Trading As Natural Nails:	10 years Lease with effect from 17th September 2019, subject to a rent review and break clause on 17th September 2024.	£15,000 pa.
Flat 1:	Vacant possession upon completion.	
Flat 2:	Let by way of an Assured Shorthold Tenancy, at £650 per calendar month.	£7,800 pa.
Flat 3:	Let by way of an Assured Shorthold Tenancy, at £550 per calendar month.	£6,600 pa.
Former Print Works:	Vacant possession upon completion.	
Total Income:		£29,400 pa.

REMOTE BIDDING AUCTION

This property is being offered via a remote bidding auction with bidding by proxy, telephone or internet only. You will need to pre-register for remote bidding, provide your identification and debit card details no later than 24 hours prior to the auction, please visit our website for further details.



VIEWINGS

Strictly by appointment with the Auctioneers.

JOINT AGENT

NICHOLAS BRETT & CO
TEL: 01527 875669