

TO LET



FULLY REFURBISHED RETAIL PREMISES 103 CHURCH STREET, MALVERN, WR14 2AE



LOCATION

The premises are situated in a very prominent position in the centre of Great Malvern being on the junction with Graham Road.

Malvern is home to numerous multiple occupiers including **Waitrose, Fat Face, Howden Insurance, Caffe Nero, Crew Clothing, Sea Salt** etc.

ACCOMMODATION

The premises have been fully refurbished to a very high standard throughout to include air source heating and cooling, commercial lighting track, a ramp and disabled toilet, stock room, staff kitchen, fully compliant fire alarm etc.

Approximate Gross Floor Areas are detailed below:

GROUND FLOOR

GROUND FLOOR	1200 sq ft	111 sq m
BASEMENT	435 sq ft	40 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

The lease will contain annual RPI increases capped and collared at 3% & 5.5%.

RENTAL

£24,000 pa / £2,000 pcm (exclusive of rates)

RATING ASSESSMENT

The property is to be re-assessed for Rating Purposes.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 52 (Band C).

This is due to be re-assessed following the refurbishment works and a rating of Band B is anticipated.

BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for a contribution towards the cost of building insurance and service charge.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Video: <https://youtu.be/M5ybi1VjkDU>

VIEWINGS

By prior appointment with AMT Commercial on
01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.