

FOR SALE

Freehold

Mixed Retail/Restaurant/Residential
Investment

**81-87 Church Street,
Malvern, WR14 2AE**



81-87 CHURCH STREET, MALVERN



81-87 Church Street, Malvern, WR14 2AE



Three storey mixed retail/restaurant/residential investment opportunity

- Mixed retail/restaurant/residential uses
- Fully Let
- Situated in the established retail location of Great Malvern
- Freehold
- VAT is not applicable
- Current income of £40,600 per annum

Proposal

We are instructed to sell this freehold premises with a guide price of £550,000 which shows a gross yield of 7.38%.



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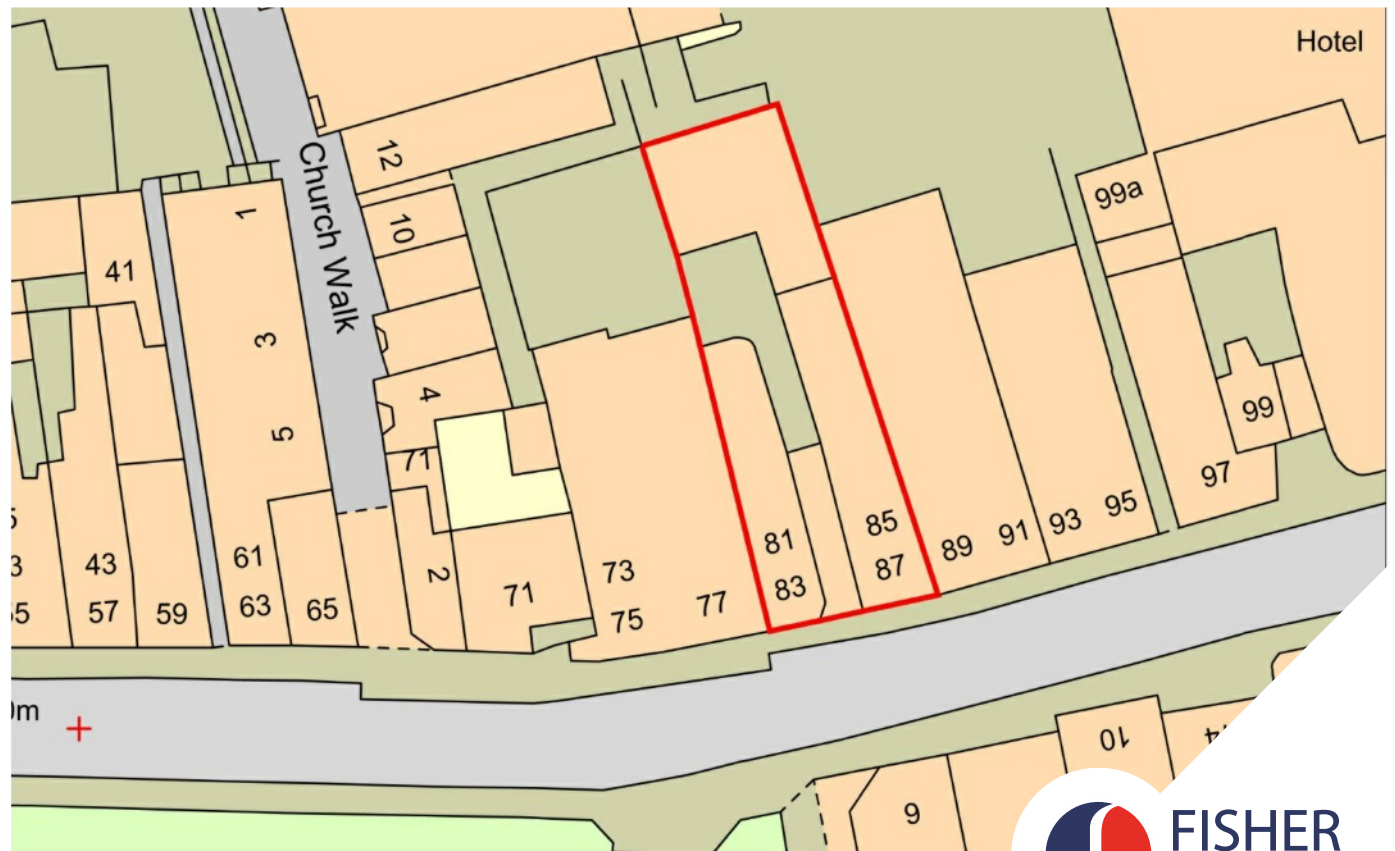
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Licence Number 100022432 - not to scale



Mixed retail/restaurant/residential investment opportunity

Location

The property is located in the heart of Great Malvern Town Centre on an established and prominent retailing parade.

Church Street is one of the main arterial roads running through Great Malvern, just off the A449 Worcester Road, which has direct links to Worcester to the north east and Ledbury to the south west.

A nearby rail connection is available in Great Malvern (approx. 0.5 miles) providing services to Birmingham, Worcester and Hereford.

Situation

Great Malvern is an area of the spa town of Malvern. It lies at the foot of the Malvern Hills, a designated Area of Outstanding Natural Beauty, on the eastern flanks of the Worcestershire Beacon and North Hill, and is the historic centre of Malvern.

The building is located on Church Street, which has excellent retail, restaurant and cafe offerings is home to a number of national and local retailers, banks, and coffee shops, including; Fat Face, Caffè Nero, Clarks, The Works, Boots, TSB, Iceland, M & Co and Costa.

Description

The property comprises a pitched three storey building to front, and ground floor units to the rear. The buildings are of traditional brick construction and comprises the following properties within;

81 Church Street

Ground floor retail premises with single frontage onto Church Street. Internally the property is open plan with basement storage.

No	Lessee	Accommodation	Lease Terms	Current Rent £ p.a.
81	Oasis Communication Services Limited t/a Get Connected	Ground floor retail with basement 554 sq ft (51.47 sq m)	3 years from 13.07.2020 IRI Lease	£6,000
83A-83C	Rachel Heard t/a Classic LP's	Ground and basement Retail 1,395 sq ft (129.60 sq m)	5 years from 25.03.2017 IRI Lease	£6,000
83-85	Kazi Kaiser Ahmed t/a The Anupan Restaurant	First floor restaurant with two flats above 1,412 sq ft (131.18 sq m)	10 years from 29.09.2011 IRI Lease	£17,600
87	Parsons Bakery	Ground Floor retail 606 sq ft (56.30 sq m)	10 years from 22.07.2013 IRI Lease	£11,000
				Total £40,600 p.a

83A - 83C Church Street

Ground floor retail premises with frontage to the end of the passageway. Premises includes basement under 83c.

83-85 Church Street

First floor restaurant premises with open plan dining area, kitchen, storage and 2 one bedroom flats to the second floor.

87 Church Street

Ground floor retail premises with return frontage to both Church Street and the walkway between. The retail area is open plan with storage and staff room to the rear.

Guide Price

We are instructed to sell this freehold premises with a guide price of £550,000 which shows a gross yield of 7.38%. Subject to contract for the freehold interest, subject to the existing Leases.

EPC's

81 Church Street - EPC Rating C.
83A - 83C Church Street - EPC Rating D.
83-85 Church Street - EPC Rating D.
87 Church Street - EPC Rating C.

Business Rates - Rateable Values

81 Church Street - £9,800
83A - 83C Church Street - £11,250
1st & 2nd Floors 83-85 Church Street - £13,000
87 Church Street - £10,250

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

Anti Money Laundering

The successful Purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is not applicable in respect of this transaction.

Further Information

An Information Pack is available upon request.

Viewings

Block viewings to be undertaken. Please register your interest with the agent.

Approximate Travel Distances



- Worcester 9.5 miles
- Hereford 20.5 miles
- Birmingham miles

- WR14 2AE



- Great Malvern 0.5 miles



- Birmingham Int 43.7 miles



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