

TO LET

Ground Floor Retail Unit with Office
22 Worcester Road, Malvern, WR14 4QW



- £18,000 per annum exclusive
- Ground floor retail
- Additional storage and office with stunning views of Malvern hills
- 1,105 Sq. Ft

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Location

Occupying a prominent position in the heart of Great Malvern, 22 Worcester Road enjoys exceptional visibility along one of the town's principal commercial thoroughfares. Surrounded by a vibrant mix of independent retailers, national chains, cafés, and professional services, the property is ideally situated to benefit from strong footfall and excellent transport connectivity.

Located just a short walk from both Great Malvern and Malvern Link railway stations, with regular services to Worcester, Birmingham, and Hereford, the property is easily accessible for commuters and visitors alike. Public car parking is available nearby, and the area is well-served by local bus routes. The historic and picturesque setting of the Malvern Hills, a designated Area of Outstanding Natural Beauty, enhances the appeal of the area for both customers and businesses.

This central location offers an excellent opportunity for a wide range of commercial uses, including retail, financial services, professional offices, or hospitality.

Description

The property comprises an extensive glass frontage with pedestrian access off the popular Worcester road, benefitting from good passing foot and vehicle traffic.

Internally, the property has recently been occupied by Santander and is therefore decorated to their standard fit-out within the main retail area.

The rear of the property provides further stores and staff ancillary, accompanied by a 122 sq. ft office space, looking out towards the Malvern hills.

Accommodation

Unit	SQM	SQFT
Ground Floor Commercial	66.05	711
Ground Floor Office	11.33	122
Staff Ancillary	25.27	272
Total	102.66	1,105

Rates

Description: Office and Premises

Rateable Value: £13,250

Energy performance certificate

A new EPC to be commissioned

Rent

£18,000 per annum exclusive.

Terms

A new internal repairing and insuring lease is available, for a term of years to be agreed.

VAT

VAT applicable unless stated otherwise.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Legal Costs

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

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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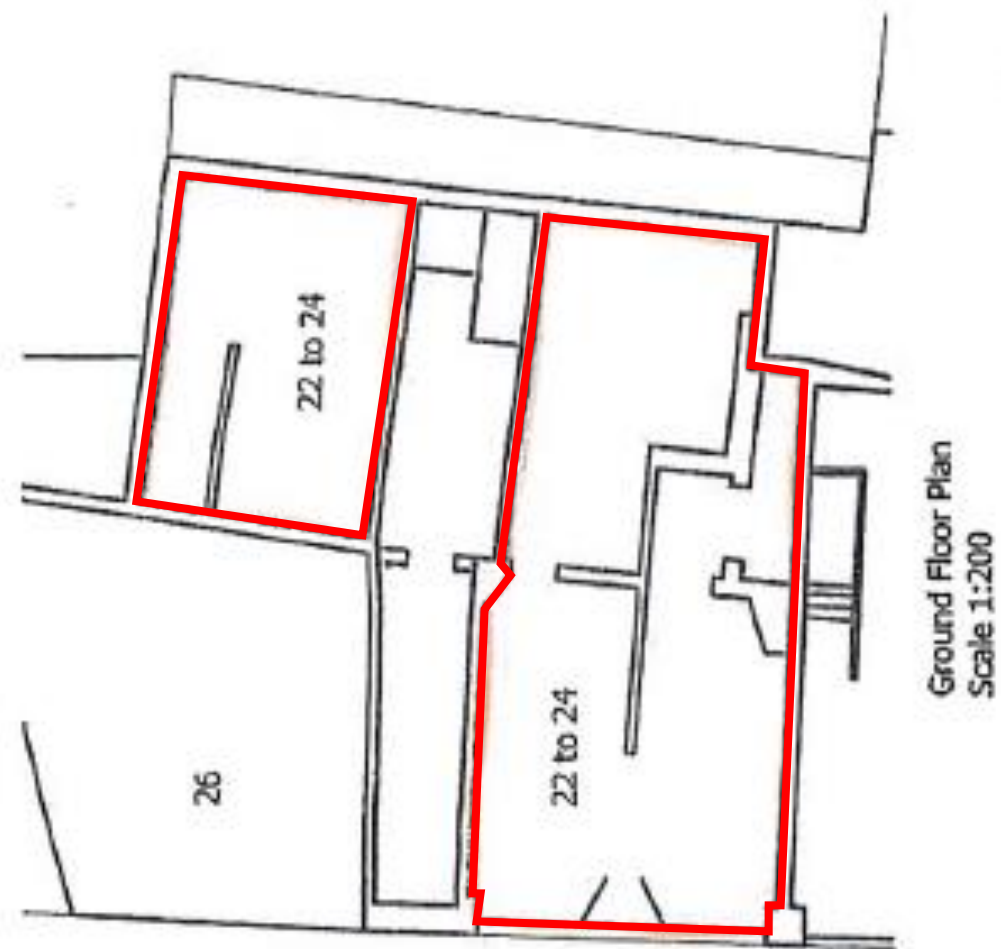
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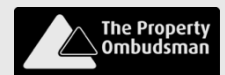
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