



Storrige Village Hall, Cowleigh Road, Malvern, WR13 5EY

- TWO INDIVIDUAL ROOMS AVAILABLE TO LET ON A LICENCE
- SUITABLE FOR COMMUNITY USE, OR OFFICE/MEETING ROOMS
- PLANNING PERMISSION MAY BE REQUIRED SUBJECT TO PROPOSED USE
- AVAILABLE BY LICENCE AGREEMENT
- CONTACT LEDBURY OFFICE

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk

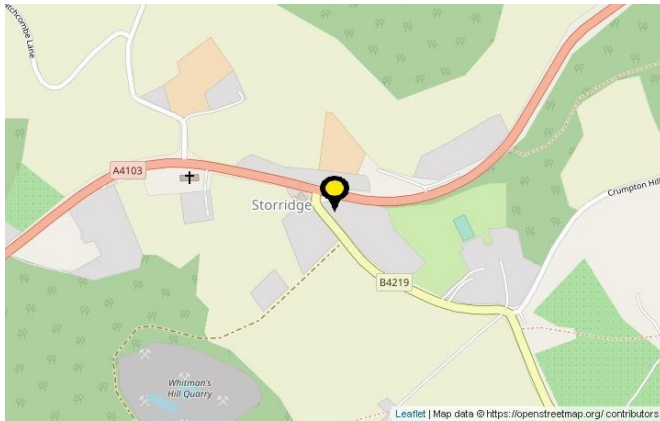
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
ROOM 1	located on the first floor.	265 Sq Ft (24.62 Sq M)	
ROOM 2	located on the first floor.	235 Sq Ft (21.83 Sq M)	
TOTAL		500 Sq Ft	

Location

The property is located on the corner of Cowleigh Road (B4120), adjoining the Hereford to Worcester Road (A4103), providing easy access to the wider road network. Benefiting from onsite car parking.

Description

There are two rooms available to let either individually, or together on a licence agreement and the rooms are located on the first floor and lend themselves to a variety of uses subject to necessary consents. The fee payable covers electricity and water, subject to a fair usage policy.



Tenure

TENURE- The rooms are available to let on a short term licence agreement.

RENT- On Application

LEGAL FEES- The incoming occupier will pay £175 plus VAT towards the cost of preparing the licence agreement.

DEPOSIT- A deposit will be required equivalent to one quarters rent.

Business Rates

The property has been the subject of recent refurbishment and therefore will have to be re-assessed for non domestic rates by the Valuation Office Agency.

Rateable Value 2017:

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING - Interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

The EPC rating for this property is tbc

Services

We have been advised that mains electricity are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

The property can be found on the corner of Cowleigh Road, fronting the main Hereford to Worcester Road.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.