



FOR SALE



A Fully Let Freehold Retail Investment Opportunity

4 Richmond Road, Malvern, WR14 1NE

GUIDE PRICE:

£185,000

KEY FEATURES

Established mixed retail & residential location within Malvern Link town centre.

Comprising two separate ground floor retail units of 1,081 sq. ft. (100.43 sq m).

Fully let to two established tenants.

Combined annual income of £16,250 per annum.

Freehold.

Guide Price: £185,000 equating to a net initial yield of 8.60%



LOCATION

The property occupies a prominent position on Richmond Road, close to the junction with the A449 Worcester Road. It is situated close to the amenities of Malvern Link which offers a range of independent shops, Co-op supermarket, takeaways, eateries and community facilities. Further and more extensive facilities are available in the neighbouring town of Great Malvern or the city of Worcester.

Transport communications are excellent with Malvern offering a mainline railway station with direct links to Worcester, Birmingham, London, Hereford and South Wales. The M5 motorway is close at hand just outside Worcester bringing The Midlands and South West into an easy commute.

DESCRIPTION

The property comprises two separate retail shops on the ground floor which extend in total to 1,081 sq. ft. (100.43 sq m). There is residential accommodation above which has been sold off on a long leasehold basis for a term of 125 years from 1/4/2005.

The shops operate independently as a café & hair salon with off street parking available to the front of the hair salon.

ACCOMMODATION

Unit 1 – 422 sq ft (39.18 sq m).

Unit 2 – 659 sq ft (61.25 sq m).

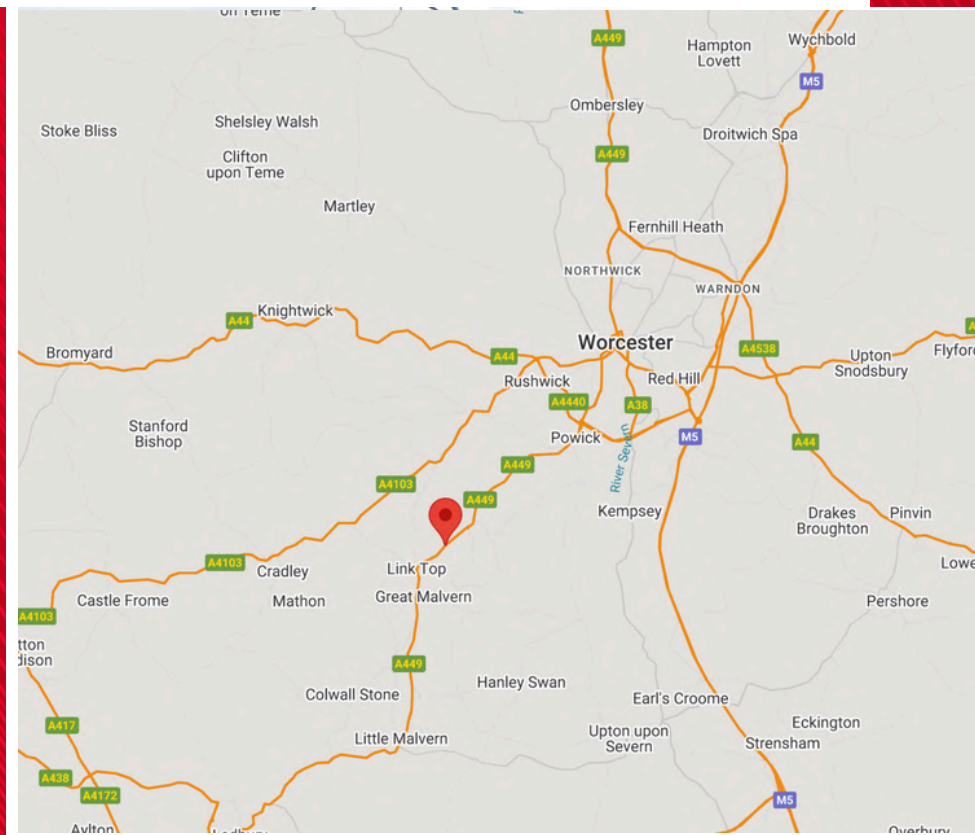
The first floor accommodation has been sold off on a long leasehold basis.

TENANCIES

Unit 1 – Trading as Sunbeans café & sunbeds and let for a term of 5 years from 27/02/24, expiring 26/02/29, at a passing rent of £8,750 pa.

Unit 2 – Trading as Luxury Cutz and let for a term of 5 years from 01/03/22, expiring 28/02/27, at a passing rent of £7,500 pa.

The combined total rental income is £16,250 per annum.



TENURE

Freehold, subject to existing tenancies.

VAT

We are advised that VAT is not applicable.

EPC

Available upon request.

SERVICE CHARGE

There is a variable service charge payable by the occupational tenants towards maintenance of the common parts.

GUIDE PRICE

Guide Price: £185,000 equating to a net initial yield of 8.60% after usual purchasers costs.

LEGAL PACK

A full legal pack is available upon request

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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