

FOR SALE



INVESTMENT OPPORTUNITY

Unit 2, 129/131 Barnards Green Road, Malvern, WR14 3LT

- Popular retail location
- Unit 2 let to Barbertown on a 10 year lease expiring 01/1/2026
- Current income of £8,900 per annum exclusive subject to RPI rent reviews
- Net Initial Yield of 6.53%

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Location

The property occupies a prominent position at the front of the retail arcade in Barnards Green fronting the Barnards Green Road. Other occupiers include Co-operative supermarket, Lloyds Bank, Coral Bookmakers, Subway sandwich shop, a cheese shop, fish and chip shop and a solicitors practice as well as other national and local retailers.

Barnards Green is one of the main population areas of Malvern. Great Malvern railway station is 0.3 miles away and provides direct services to Worcester, Hereford, Birmingham, Oxford and London. It is serviced by buses from the surrounding area, as well as Worcester, Upton-upon-Severn, Gloucester and Cheltenham.

Description

The property is of brick construction and comprises a ground floor retail unit with return frontage to the Arcade. The property is currently fitted out as a barbers and has retained the open plan element. Rear access is provided to the property which gives access to the car park for the Tenants of the Arcade.

Accommodation

Retail Area 555 sq ft (52 sq m)

Store Room 141 sq ft (13 sq m)

Kitchen 33 sq ft (3 sq m)

Total 729 sq ft (68 sq m)

Tenure

The investment is for sale and subject to the existing lease of the ground floor retail unit.

Tenancy

The ground floor retail unit is currently let on the following terms:

Lease Date:	20/01/2016
Term:	10 years from 02/01/2016
Tenant:	Barbertown (Malvern) Ltd
Rent:	£8,900 per annum exclusive
Rent Reviews:	3rd, 6th and 9th Anniversary RPI Linked
Break Clause:	Tenant break at 3rd, 6th and 9th anniversary subject to 6 months notice.



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Landlord & Tenant Act 1954:	The lease is afforded protection under the act.
Expiry:	01/1/2026

Guide Price

£135,000

Business Rates

Rateable Value £7,700

Rates Payable £3,588.20

2017/2018 Rates payable 46.6p in the £.

Energy Performance Rating

The property has an Energy Performance Rating of C.

Legal Costs

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

Money Laundering

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

Services

We understand that mains services are available to the property, namely mains water, electricity and gas.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

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