



Belle Vue Terrace, Malvern, WR14 4PZ

The Property

The property is a four storey, regency building, offered for sale as a mixed use freehold investment. It comprises retail, office and residential uses and represents a great opportunity for investors seeking income but also with potential to develop the upper floors into a more valuable use (STP).

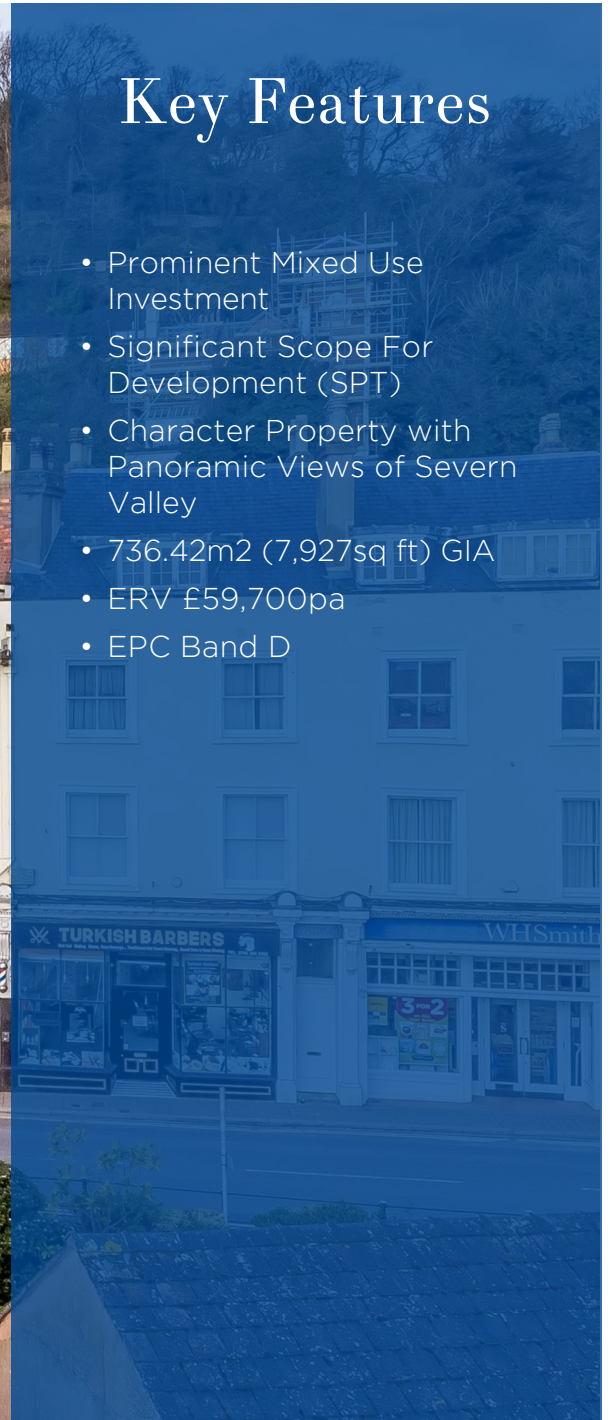
The property is located on Belle Vue Terrace in Malvern, just off the A449 which provides nearby access to the A38, close to Junction 7 of the M5 Motorway. Great Malvern Railway Station is also within close proximity.





Key Features

- Prominent Mixed Use Investment
- Significant Scope For Development (SPT)
- Character Property with Panoramic Views of Severn Valley
- 736.42m² (7,927sq ft) GIA
- ERV £59,700pa
- EPC Band D



Location

The premises are located within the busy Great Malvern shopping area and are situated close to the junction overlooking Church Street. Great Malvern lies at the foot of the Malvern Hills and benefits from year round tourism. Numerous local traders are represented in the area along with national operators including Waitrose, Asda and Café Nero.

Description

The building forms part of a retail parade and consists of a ground floor shop with a separately accessed stairwell leading to office accommodation at the rear and first, second and third floors. The fourth floor is vacant and requires refurbishment. With their panoramic views of the Severn Valley the upper floors would make superb conversions to residential units subject to planning. There is also a useful basement for further storage.

To the rear of the main building is a former coach house in a separate block. The former coach house is separately accessed via a dedicated passage leading to a courtyard. The building consists of a vacant ground floor shop which would be suitable for letting or (STP) converting to an alternative use. On first and second floor are two residential flats. One flat is vacant and the second is let on an Assured Shorthold Tenancy.

Accommodation

GF Shop 66.99m² 721sq ft
MTC GF 46.88m² 505 sq ft
MTC First floor 108.33m² 1,166 sq ft
Milton Group Second Floor 92.92m² 1,000 sq ft
Third Floor 99.58m² 1,072 sq ft
Fourth Floor - Vacant/unimproved
Cellar 72.32m² 778 sq ft
R/O 28 GF 95.40m² 1,026sq ft
R/O 28 FF 81m² 872 sq ft
R/O 28 GF 73m² 786 sq ft

Total GIA 736.42m² 7,927sq ft

Tenancies

Ground Floor 28-30 Belle Vue - Malvern Goldsmiths
Effective FRI 6 year lease from 2nd November 2016 at £16,000pa. Contracted out of S24-28 Landlord & Tenant Act 1954

First floor 28-30 Belle Vue - Malvern Town Council
The space is occupied as administration offices by Malvern Town Council. Subject to the purchasers wishes, a sale and leaseback could be agreed for a 12 month term at £13,500pa. Alternatively, vacant possession of this part will be granted upon completion.

Second Floor 28-30 Belle Vue- Milton Group
Effective FRI lease expiring 8th June 2023 at £8,000pa. Contracted out of S24-28 Landlord & Tenant Act 1954

Third Floor 28-30 Belle Vue - Community Action
Effective FRI lease expiring December 2023 at £7,500pa. Contracted out of S24-28 Landlord & Tenant Act 1954
All commercial occupiers contribute to maintenance and outgoings via a formal service charge
Significant scope for rental income growth with residential development (STP)

Fourth Floor 28-30 Belle Vue- Vacant

Rear of 28-30 Belle Vue Terrace
Ground Floor Shop - Vacant. ERV £9,000pa. Suitable for conversion STP
First floor two bedroom residential flat - Vacant ERV £8,100pa
Second floor two bedroom residential flat - Let at £6,600pa

VAT

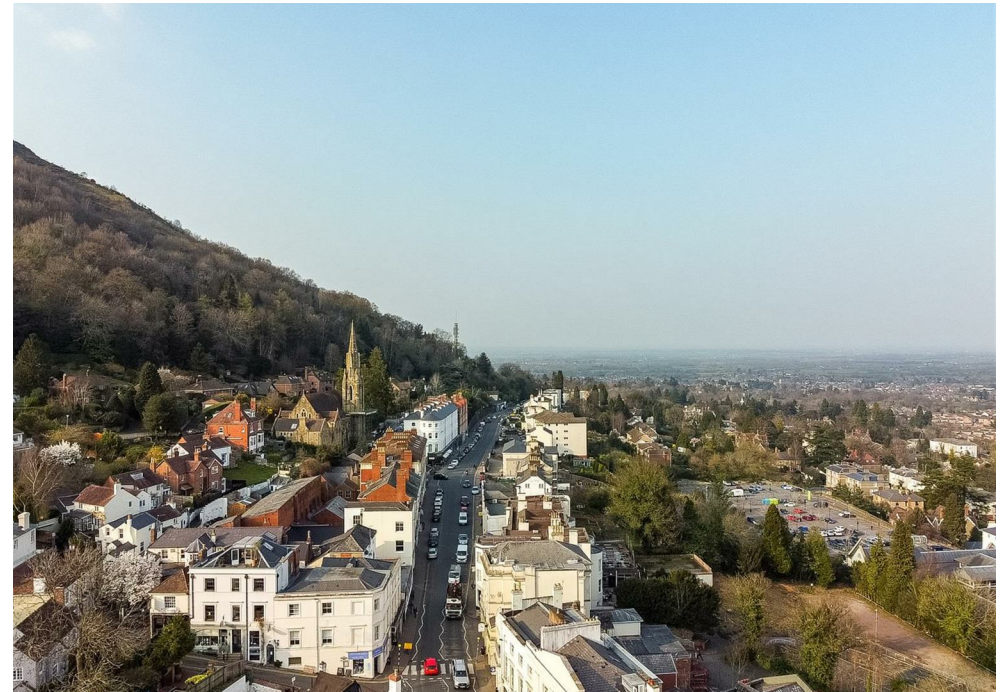
The property is not elected for VAT

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice







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Sarah-Janes

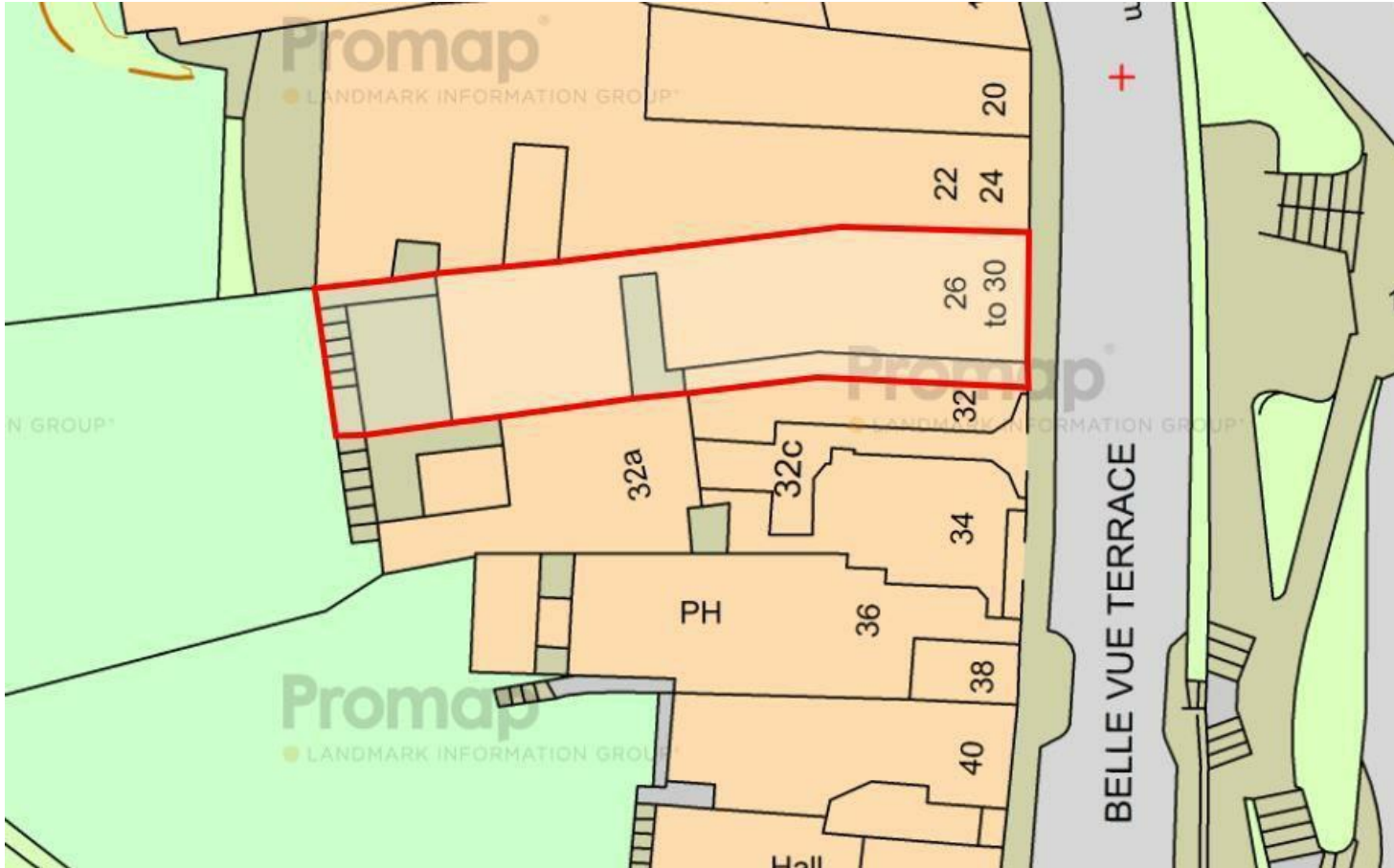
Nalvera Goldsmiths
Diamond Ring Manufacturers
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Floorplan



Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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NEW
HOMES

BLOCK
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RURAL



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