



**Tenure**  
Freehold.

**Location**  
Malvern is a former spa town with a population of 31,500 on the east of the Malvern Hills, an Area of Outstanding Natural Beauty, 7 miles south-west of Worcester. The town lies to the west of the M5 motorway, accessed via Junction 7, and to the north of the M50, via Ledbury at Junction 2. The town has considerable tourist trade throughout the year.  
The property is situated in the main retailing position of the town near national retailers including Boots, Iceland, Café Nero, Halifax, The Works, Oxfam, Iceland and NatWest.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with ancillary storage at first and second floor levels. The property benefits from rear service access via a yard.

The property provides the following accommodation and dimensions:

Gross Frontage	7.6 m	(24' 11")
Net Frontage	6.9 m	(22' 8")
Shop Depth	21.1 m	(69' 3")
Built Depth	27.15 m	(89' 1")
Basement Store (unused)	26.65 sq m	(290 sq ft)
Ground Floor Sales	147.0 sq m	(1,585 sq ft)
First Floor Store	132.1 sq m	(1,420 sq ft)
Second Floor Store	56.3 sq m	(605 sq ft)
Total	362.05 sq m	(3,900 sq ft)

#### Tenancy

The entire property is at present let to FAT FACE LTD for a term of 20 years from 7th February 2000 at a current rent of £35,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 200.  
Website Address: [www.fatface.com](http://www.fatface.com)  
For the year ended 2nd June 2012, Fat Face Ltd reported a turnover of £163.528m, a pre-tax profit of £9.223m, shareholders' funds of £57.167m and a net worth of £56.275m.  
(Source: riskdisk.com 24.05.2013)

#### VAT

VAT is applicable to this lot.

#### Development

The upper floors could provide an opportunity for change of use to residential, subject to the usual planning consents.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 207 Band G (Copy available on website).

## Malvern

### 89-91 Church Street Worcestershire WR14 2AE

- Freehold Shop Investment
  - Entirely let to Fat Face Ltd
  - Lease expires 2020
  - Town centre location opposite Clarks and adjacent to Dorothy Perkins
  - Rent Review 2015
  - Current Rent Reserved
- £35,500 pa**

