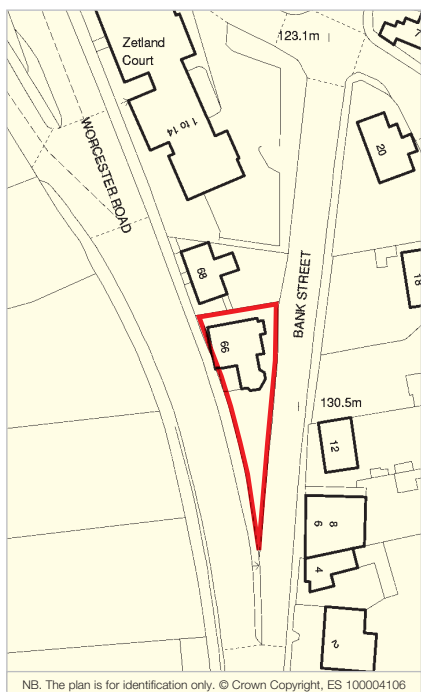


Malvern

66 Worcester Road Worcestershire WR14 1NU

- **Freehold Investment**
 - Let to G4S Care & Justice Services (UK) Ltd with guarantor
 - Lease expires 2023
 - Annual RPI increases
 - No VAT applicable
 - Far reaching views over The Severn Valley
 - Current Rent Reserved
- £44,096 pa**

SIX WEEK COMPLETION



Tenure

Freehold.

Location

Malvern is an attractive and prosperous spa town with a population of 31,500 located on the east of the Malvern Hills, 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 property, located within a conservation area, is situated on the east side of Worcester Road (A449) at its junction with Bank Street on an elevated site with extensive views over The Severn Valley. Worcester Road acts as the main thoroughfare through the town and benefits from a number of local bus routes.

Description

The property is arranged on basement, lower ground, ground and one upper floor to provide 'Residential home' accommodation. The basement level provides a garage and store room, together with pedestrian access from Bank Street. At lower ground floor is an office, bedroom and bathroom for staff use in addition to a residential bedroom, shower room, WC, laundry and work room. At ground floor level is a kitchen, dining room, sitting room and WC, whilst to the first floor are four bedrooms (one en-suite), a bathroom and WC.

The property provides the following accommodation and dimensions:

Basement	21.45 sq m	(231 sq ft)
Lower Ground Floor	83.25 sq m	(896 sq ft)
Ground Floor	86.30 sq m	(929 sq ft)
First Floor	77.45 sq m	(834 sq ft)
Total	268.45 sq m	(2,890 sq ft)

Tenancy

The entire property is at present let to G4S CARE & JUSTICE SERVICES (UK) LTD with a guarantee from G4S Regional Management (UK & I) Ltd for a term of 10 years from 18th November 2013 at a current rent of £44,096 per annum. The lease provides for upward only RPI linked rent reviews every anniversary of the term from 18th November 2014 and contains full repairing and insuring covenants. The lessees have an option to renew at the end of the term for a further ten years with a rent review on the day after grant with annual reviews (index linked) thereafter.

Tenant Information

Website Address: www.g4schildrenshome.co.uk
For the year ended 31st December 2014, G4S Care & Justice Services (UK) Ltd reported a turnover of £332.912m, a pre-tax profit of £5.810m, shareholders' funds of £30.408m and a net worth of £27.722m. (Source: riskdisk.com 12.08.2015.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 123 Band E (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 81 Malvern**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Lauren McLeod, Shepherd and Wedderburn LLP. Tel: 0207 429 4900 e-mail: lauren.mcleod@shepwedd.co.uk