



Tenure

Majority Freehold and Part Long Leasehold. Held for a term of 99 years from 10th June 1999 (thus having some 85 years unexpired) at a fixed ground rent of £1 per annum.

Location

Malvern is a former spa town with a population of 31,500 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 is situated on the east side of Worcester Road in between its junction with Lygon Bank and Newton Road. The property forms part of a small parade of retail units.

Occupiers close by include a newsagents, a pharmacy and a number of other local occupiers.

Description

The property is arranged on basement, lower ground, ground and three upper floors to provide a restaurant on ground, lower ground and basement floors with self-contained offices on the first and second floors. In addition there are three self-contained flats to the rear on first, second and third floors with access from Oxford Road. The leasehold element relates to the lower ground floor and basement at No. 94 Worcester Road.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement 90/92 & Lower Ground & Basement 94	Malvern Tilla Limited (1)	Gross Frontage 10.03 m (32' 10") Net Frontage 6.41 m (21' 0") Shop Depth 18.49 m (60' 8") Ground Floor Restaurant 148.5 sq m (1,598 sq ft) Lower Ground Floor Restaurant, Bar, Kitchen, Store 188.3 sq m (2,026 sq ft) Basement Cellarage & WCs 104.3 sq m (1,122 sq ft)	15 years from 01.04.2009 Rent review every 5th year FR & I	£22,000 p.a.	Rent Review 2014
First & Second Floors 90/92	Vacant	First Floor Offices 55.3 sq m (595 sq ft) Second Floor Offices 23.2 sq m (249 sq ft)			
10 Oxford Road	Individual	First Floor Flat comprising Two Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 10.12.2012	£4,800 p.a.	
10A Oxford Road	Individual	Second Floor Flat comprising Two Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.12.2012	£4,500 p.a.	
10B Oxford Road	Individual	Third Floor Flat comprising Three Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.07.2012	£4,500 p.a.	

(1) The lease is guaranteed by Angur Miah and Sheikh Shah Mohammed Saleh Ahmed.

Total £35,800 p.a.

Malvern

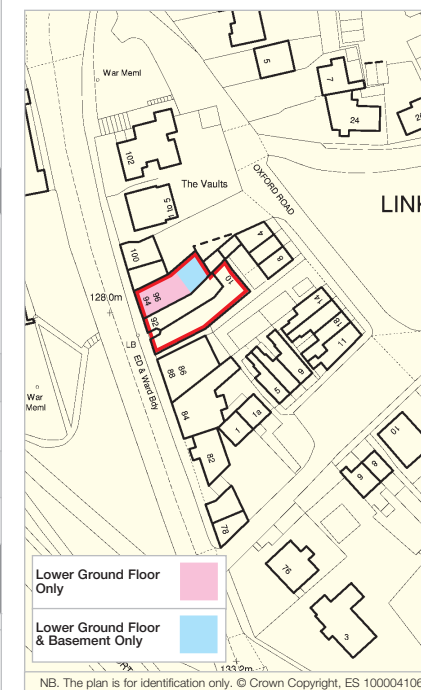
**90-92 Worcester Road
and 10 Oxford Road
Worcestershire
WR14 1NY**

- Freehold and Part Leasehold Restaurant, Vacant Office and Residential Investment
- Restaurant let until 2024
- Restaurant Rent Review 2014
- Three flats let on Assured Shorthold Tenancies
- Includes vacant possession of offices
- No VAT applicable
- Total Current Gross Rents Reserved

£35,800 pa

Plus Vacant Offices

**SIX WEEK COMPLETION
AVAILABLE**



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 Mr H Miah, Citygate Solicitors. Tel: 0207 375 2930 Fax: 0207 377 1454 e-mail: info@citygatessolicitors.co.uk