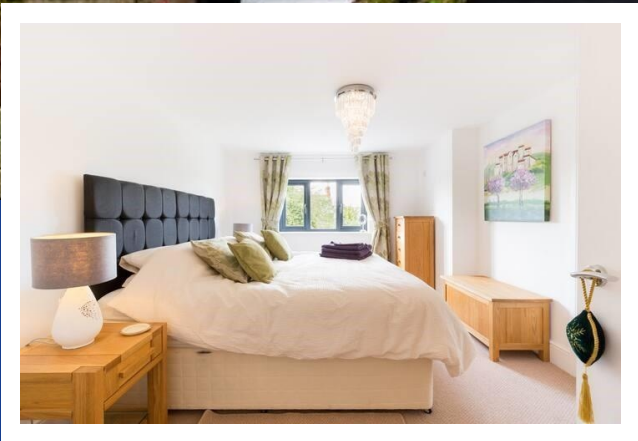


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Stores House

Walwyn Road, Malvern,
WR13 6QT

- WELL POSITIONED MIXED USE BUILDING
- EXTENDING TO APPROXIMATELY 1836 SQ FT (170.56 SQ M)
- CAFE/RESTAURANT WITH 2 BED APARTMENT
- RECENTLY REFURBISHED
- VIEWING HIGHLY RECOMMENDED
- GUIDE PRICE: £525,000

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
COMMERCIAL PREMISES	With bay windows and entrance fronting Walwyn Road, leading to: Seating Area (7.7m x 6.9m); Snug (4.7m x 4.1m); further seating area (5.3m x 3.0m); Kitchen (4.5m x 2.6m); benefiting from access to the garden to the rear, and WC facilities.	1,076 Sq Ft (99.96 Sq M)	
APARTMENT	With access from the right hand side of the property, or via the café, with stairs to first floor leading to: Lounge(5.8m x 4.4m); Kitchen (3.2m x 2.4m); Dining Area (3.7m x 3.3); bathroom; and bedroom 1 (4.2m x 3.2m) bedroom 2 (4.2m x 2.8m)	760 Sq Ft (70.60 Sq M)	
OUTSIDE	The is one car parking space located in Crescent Road. The Garden extends to the rear of the building, and is mostly laid to lawn.		
TOTAL		1,836 Sq Ft	£525,000

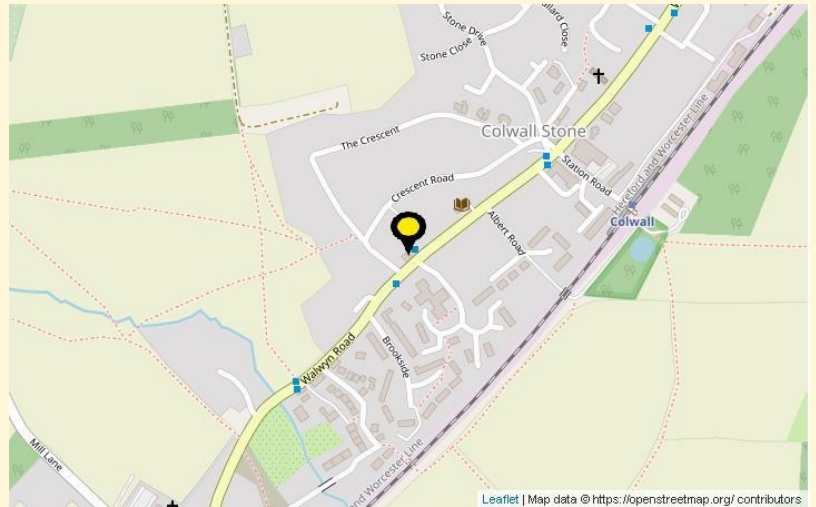
Description

The Stores House has been refurbished by the current owner, with the ground floor being commercial premises run as a café and restaurant with special event nights, and the first floor residential accommodation run as an AirBNB. The commercial premises briefly comprises seating area with service area, snug, further seating and kitchen with access to garden and WC facilities.

The residential accommodation briefly comprise: Lounge; Kitchen; Two Bedrooms; Bathroom; Lounge; and Dining Area.

Location

The Stores House is situated in the village of Colwall, which is set in the heart of some of the most beautiful countryside in the region and for those who enjoy the outdoor life Colwall is situated at the foot of the western slopes of the Malvern Hills and boasts a comprehensive range of local facilities including a general stores and Post Office, a Doctors surgery, public houses, church, a butchers, and three primary schools, two of which are in the private sector. Junction 2 of the M50 motorway near Ledbury is only about six miles and Junction 7 of the M5 at Worcester is about eleven miles. Within the village itself there is a mainline railway station providing direct links to The Midlands, The South West, Cardiff and to London Paddington. Great Malvern provides an even wider choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex.



Directions

From the Agent's Colwall Office turn right and continue along the Walwyn Road for approximately 0.2 miles and the property can be found on the right indicated by our for sale sign.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

Guide Price - £525,000

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Business Rates

The Apartment has a council tax band (B). This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £6,800

Agent Notes & Planning

PLANNING - All interested parties are advised to make enquiries of the Local Authority in order to establish that their required use of the premises will be permitted.

E P C - <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4649-9561-4239-3505-5453>

Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



The Stores House

Walwyn Road

Colwall

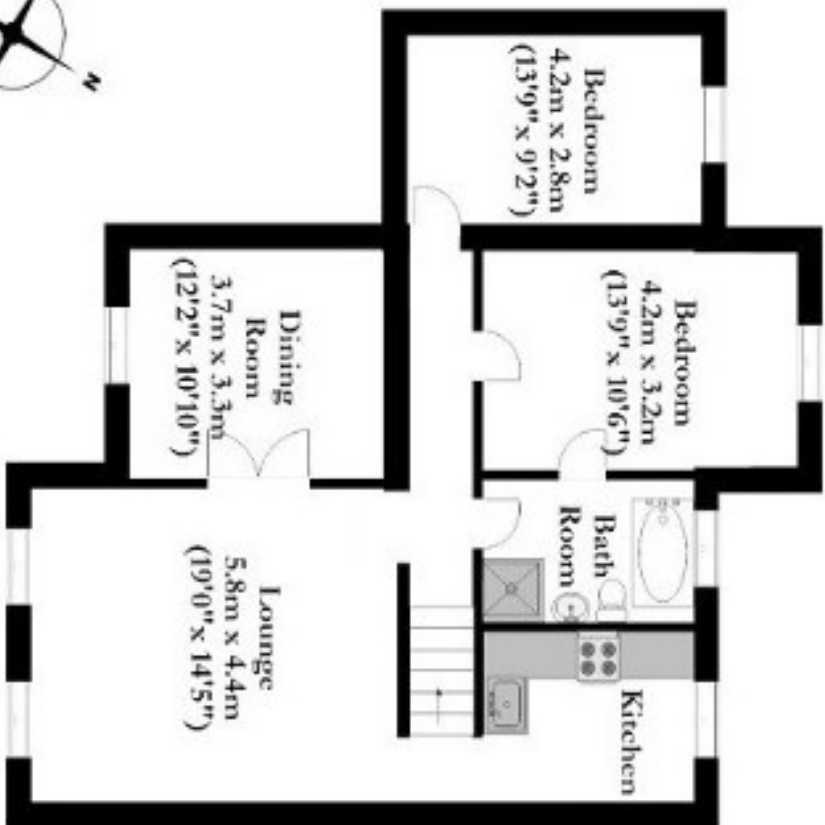
WR13 6QT

For information and illustrative purposes only. Not to scale

The position of doors, windows, appliances and other features are approximate only.

Measurements are approximate.

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FIRST FLOOR

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.