

# TO LET

27 BROAD STREET,  
WELSHPOOL, SY21 7RW

Halls<sup>1845</sup>

COMMERCIAL



## To Let (By way of a lease assignment) - Prominently located shop unit in with a tenanted flat

- A prominently lock up shop premises with a Total Net Sales Area of 492 ft sq (45.68m<sup>2</sup>) and ancillary accommodation
- Additional income via tenanted flat

Rent: £15,250 (exclusive) per annum

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01743 450 700

# TO LET

27 Broad Street, Welshpool, SY21 7RW

## LOCATION

The property is prominently located fronting onto Broad Street in the town centre of Welshpool. Broad Street is the main retail street serving the town of Welshpool. The surrounding occupiers include Boots, British Heart Foundation, Savers, Barclays and Corals. Welshpool is an established market town which also serves as an administrative centre. The town had a population of 6,664 at the 2011 census. It is strategically well located at the intersection of the A458, A483 and the A490.

The town is located approximately 19 miles west of the Town of Shrewsbury and 14 miles north east of the town of Newtown and 15 miles south west of the town of Oswestry.

## DESCRIPTION

The property comprises of a three storey property that comprises of a lock up shop unit with a fully glazed shop front onto Broad Street. The property provides a Total Net Internal Sales Area of approximately 492 ft sq (45.68 m sq) with ancillary stores and welfare facilities.

There is also included within the demise of property a self contained one/two bed roomed residential flat arranged over the first and second floor which is tenanted and provides an additional income for the party taking an assignment of the lease.

At the rear of the property there is a rear yard area with two temporary structures providing stores

## EPC

The property is listed so benefits from an exemption for the need of an EPC in respect of the shop premises.

## RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:-

Rateable Value (2017) £10,500

Rates Payable (2017) £5,040

However interested parties should make their own enquiries to the local authority.

## ACCOMMODATION

(All measurements are approximate only).

### SHOP PREMISES

Total Net Sales Area 492 ft sq (45.68 m sq)

Rear Store / 119 ft sq (11.09 m sq)

Ancillary sales area

Office 43 ftsq (4.01m sq)

Rear Store 2 420 ft sq (39.04 m sq)

Toilet

### FLAT

Ground Floor Entrance

#### First Floor

Landing

Lounge 3.115m x 5.583m

Bedroom 1 3.038m x 5.587m

Bedroom 2/utility Room 3.455m x 5.572m

Kitchen 3.036m x 3.107m

Hallway

Bathroom

Store

#### Second Floor

Stores 1 5.483m x 5.279m

Stores 2 5.744m x 3.087m

Stores 3 5.73m x 3.052m

## RENT

£15,250 (Fifteen thousand two hundred and fifty pounds) (exclusive) per annum.

## PLANNING

Prospective tenants should make their own enquiries. The property is understood to benefit from A1 (Retail) consent on the ground floor and C3 (Residential) on the upper floors.

The property is understood to be Grade 2 Listed.

## VAT

It is understood that the property is not elected for VAT.

## SERVICES

(Not tested)

Mains electricity, water and drainage are believed to be connected to the property.

## TENURE

Further details are available from the selling agents upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the assignment of the lease. The incoming tenant is to be responsible for the landlords legal costs in approving the assignment of the lease.

## LOCAL AUTHORITY

Powys County Hall, Spa Road East,  
Llandrindod Wells, Powys, LD1 5LG  
01597 826000

## FINANCIAL ACT 1989

Unless otherwise states, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenants/Purchasers should satisfy themselves independently as to VAT in respect of any transaction.



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