



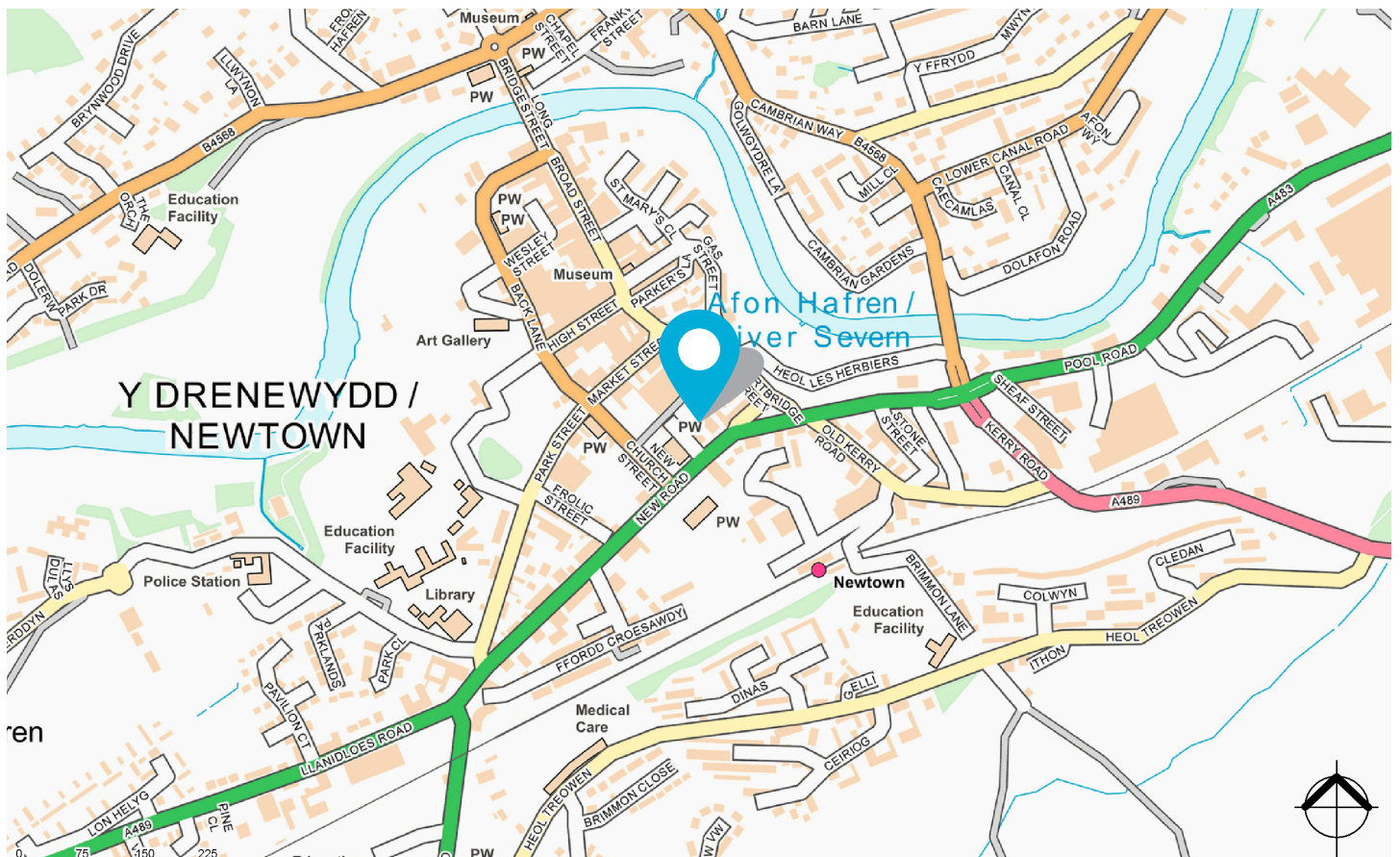
PROMINENT DETACHED FIRST FLOOR OFFICE ACCOMMODATION FRONTING ONTO NEW ROAD IN THE CENTRE OF NEWTOWN WHICH WOULD LEND THEMSELVES TO A VARIETY OF USES

- Total Net Internal Area 1,872 ft sq (173.9 m sq)
- Air conditioned
- Car parking included
- Existing B1 planning consent

Rent: £13,000 per annum (Exclusive)

TO LET

FIRST FLOOR OFFICES, STRAIGHT LINES HOUSE, NEW ROAD, NEWTOWN, SY16 1BD



LOCATION

The property is prominently located fronting onto New Road in the town of Newtown. New Road serves as the main arterial road through the town and surrounding occupiers include My Dentist and McDonalds.

Newtown is an established market town in Mid Wales, where all local amenities are available. The town is the largest town in Powys and has a population of 11,357 at the 2011 census.

Newtown is situated approximately 14 miles south west of the town of Welshpool and approximately 33 miles west of the town of Shrewsbury.

DESCRIPTION

The property provides first floor office accommodation which has it's own access, forming part of a two storey detached property.

The premises have until recently been used as office accommodation and benefits from a B1 planning consent.

The premises provide a Total Net Internal Area 1,872 ft sq (173.9 m sq) and benefits from air conditioning and lots of natural light.

The property benefits from generous car parking, to be negotiated, at the rear of the property.

Internally the premises are arranged to provide offices/ consultancy rooms and business space. The premises would lend itself to a variety of office/business uses.

There are toilet and kitchen facilities within the accommodation.

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	MSQ
FIRST FLOOR		
Total Net Internal Area	1,872	173.9

Arranged currently to provide office accommodation with toilet and kitchen facilities.

OUTSIDE

Car parking

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RATEABLE VALUE

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

Rateable Value 2019/20:	£11,500
Rates Payable 2019/20:	£5,739

Prospective tenants should make their own enquiries to the Local Authority.

TENURE

The premises are available to let on a new Tenants Full Repairing lease (subject to service charge provision) for a length of term by negotiation. There will be rent reviews at three yearly intervals.

EPC

The EPC rating is B

LEGAL COSTS

The incoming tenant is to be responsible for the for the landlord's reasonable legal costs, in respect of the granting of the lease.

RENT

£13,000 per annum (exclusive) to be paid quarterly in advance

SERVICES

(Not tested at the time of inspection.)

Mains water, electricity, gas and drainage are understood to be connected.

VAT

The property is understood not to be elected for VAT. Therefore VAT will be payable on rents and costs

PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from B1 (Office) consent. It would lend it to a variety of uses subject to statutory consents

LOCAL AUTHORITY

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

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VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

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E: harriets@hallsgb.com

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