

TO LET

21 BERRIEW STREET,
WELSHPOOL SY21 7SQ

Halls¹⁸⁴⁵

COMMERCIAL



Town centre offices with parking

Offices available from 290 sq ft (27.2 m sq)

Off road parking available

Prominent town centre location

Flexible terms available

Rent: On application

hallsgb.com

01743 450 700

TO LET

21 BERRIEW STREET, WELSHPOOL SY21 7SQ

Town centre offices with parking

LOCATION

Regarded as the gate way to mid Wales, Welshpool caters for all local needs and offers a wide range of business, recreational, educational and sporting facilities.

The property is an excellent commuting property allowing easy access to the Welshpool by-pass and on to Oswestry, Chester, Shrewsbury and M54 network.

The property is prominently situated fronting onto Berriew Street, with access to the rear car park via New Street.

DESCRIPTION

The property is situated above 21 Berriew Street, accessed via a separate entrance beside Olivers Store.

The property offers accommodation on both first and second floors, providing a range of open plan suites, kitchen facilities and male and female toilets servicing both floors.

The property is available to let as individual suites, floors, or as a whole.

ACCOMMODATION

A range of accommodation is available, suites starting from 290 sq ft (27.2 m sq) - 2,500 sq ft (232.2 m sq).

TENURE

The property is available on a new Tenant's Full Repairing and Insuring lease for a term to be agreed.

RATEABLE VALUE

Interested parties should make their own enquiries to the local authority.

PLANNING

We understand the existing use is within Class B1 of the Town and Country Use Classes Order 1987.

Interested parties should make their own enquiries to the local planning authority.

EPC

C70

SERVICES

(Not tested at the time of our inspection)

Water, electricity and drainage are understood to be connected to the property.

FINANCIAL ACT 1989

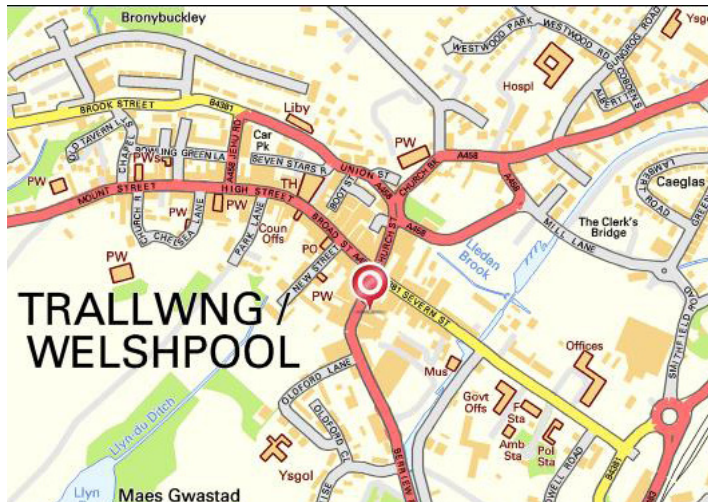
All figures are quoted exclusive of Vat. Any intending purchasers should satisfy themselves independently as to Vat in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior arrangement via the Sole Agents.



01743 450 700

Huw Bevan

E: huwb@halls.gb.com

Rebecca Welch

E: james.evans@halls.gb.com

TO LET

21 BERRIEW STREET, WELSHPOOL SY21 7SQ



Huw Bevan
E: huwb@hallsgb.com

James Evans
E: james.evans@hallsgb.com

01743 450 700



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

hallsgb.com

01743 450 700