



**FOR SALE (MAY LET) - BED AND BREAKFAST WITH LICENSED RESTAURANT**

**PARKERS B&B AND RESTAURANT, 1 SHORTBRIDGE STREET, NEWTOWN, POWYS, SY16 2LW**

# KEY POINTS

# 8

## EN-SUITE BEDROOMS



70 COVERS LICENSED  
RESTAURANT

ALL  
FIXTURES & FITTINGS  
ARE INCLUDED  
IN THE SALE

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN EXCESS OF

# £450,000


(EXCLUSIVE)  
PLUS SAV

James Evans

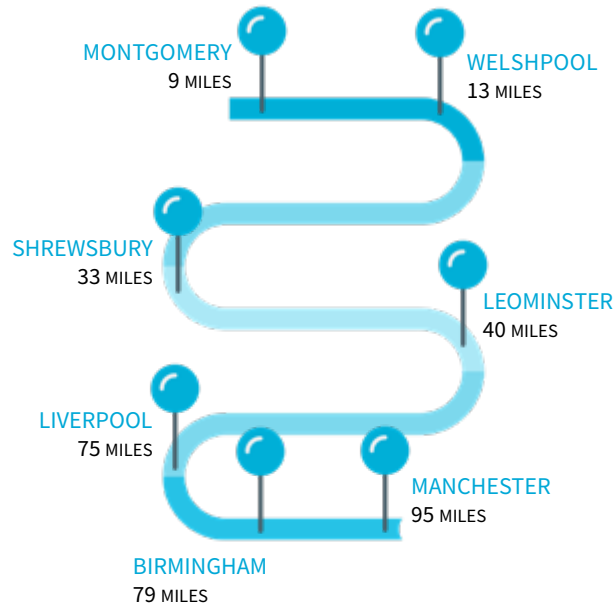
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Commercial Department

 01743 450 700

[commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)



## LOCATION

The property is prominently located in the town centre of Newtown fronting onto Shortbridge Street. The property is located within proximity to all local amenities. The surrounding occupiers include Greggs, HSBC, The Lion and Costa.

The town of Newtown continues to see residential and commercial growth and is set in the backdrop of attractive countryside with numerous lovely walks assisting tourist trade.

Newtown is an established market town and administrative centre with a significant catchment area, which is located approximately 33 miles south west of Shrewsbury and approximately 13 miles west of the town of Welshpool. The town is situated on the River Severn at the junction of the A489 and the A483.



5★  
B&B  
AWARD

# DESCRIPTION

A prominent attractive three storey property that is arranged to provide a ground floor restaurant with 8 high quality letting rooms to the upper two floors, which benefit from a self contained entrance or access from the restaurant area.

The well presented ground floor licensed restaurant has a Total Net Internal Floor Area of approximately 1,091 sq ft (101.35 m sq) offering capacity for up to 70 covers. This leads to a breakfast room, used by the B&B, which provides a Total Net Internal Floor Area of approximately 302 sq ft (28.05 m sq). The property also benefits from a commercial kitchen with a Total Net Internal Floor Area of approximately 382 sq ft (35.48 m sq), ancillary facilities and WCs. The restaurant has a music/entertainments licence. There is an area that can provide 2 off street car parking spaces to the rear of the property. The property is of traditional construction with an attractive glazed shop frontage and is fully fitted out for its current use.

The business is only reluctantly offered for sale due to the retirement of the owners.

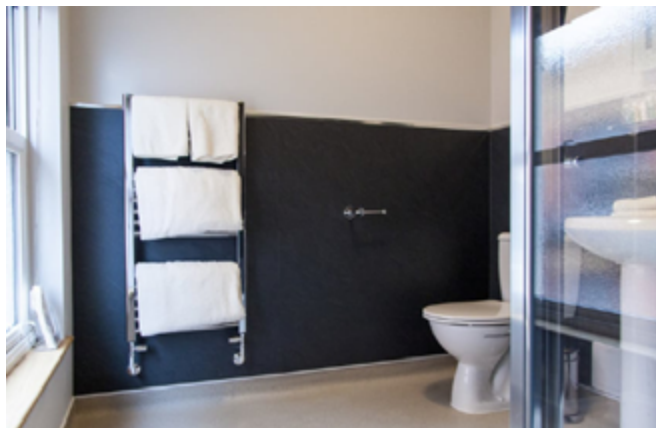
[PARKERS WEBSITE](#)

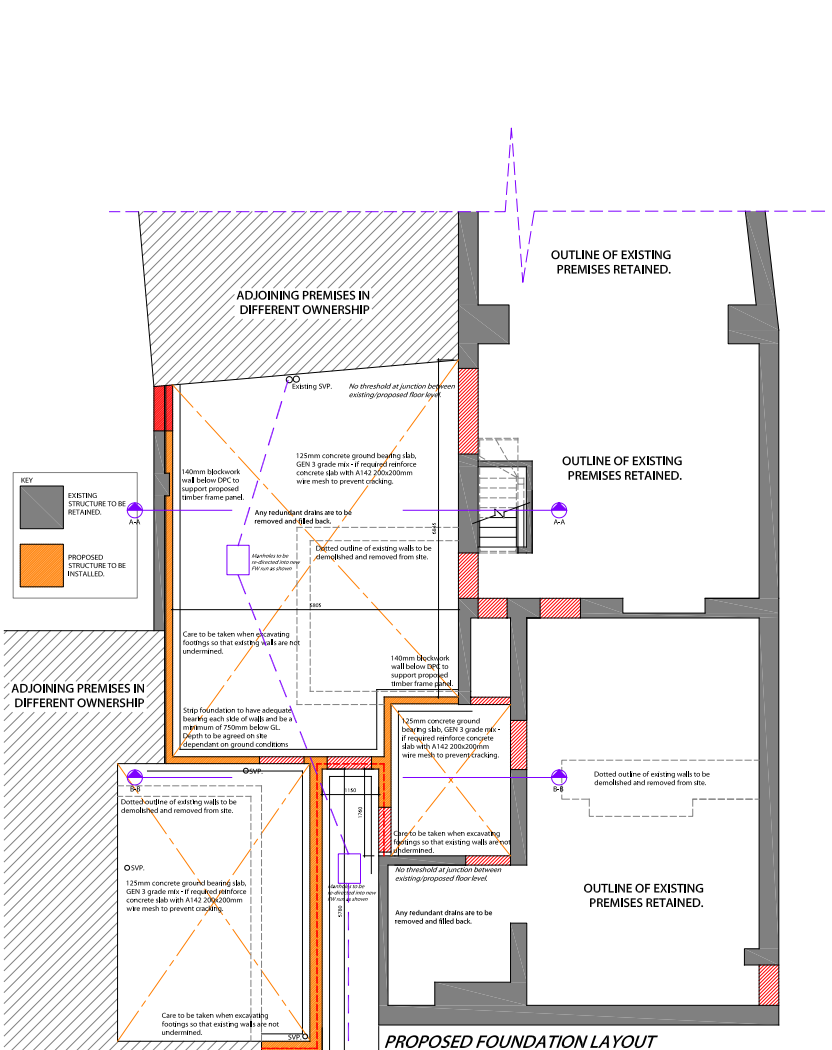


**MUSIC/ENTERTAINMENT  
LICENCE**

**5★ LOCAL AUTHORITY  
HYGIENE RATING**







**PROPOSED FOUNDATION LAYOUT**

**Construction Note**

The builder is responsible for checking and verifying all dimensions, measurements, levels, drains/sewers and services locations prior to the commencement of any works whatsoever and the manufacture of any purpose made components. Any discrepancies are to be notified to the client immediately.

Site boundaries are to be agreed by all parties concerned prior to the commencement of any building work, and new work is to be constructed so as to cause no encroachment of adjoining ownership.

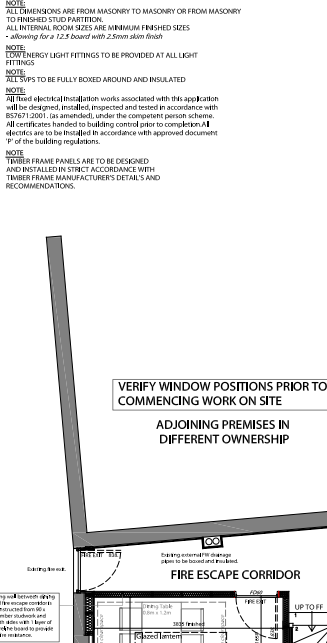
Any work affecting or causing disturbance to adjoining property, to be carried out with the written consent of adjoining owners.

The builder is also responsible for ensuring that all works carried out comply with the relevant Building Regulations and/or statutory requirements whether or not they are specifically mentioned on the drawings/specifications.

All dimensions are in mm unless otherwise specified.

- NOTES:**
- Only 100mm walls below D.P.C. are shown on the foundation plan. The foundation plan is subject to the ground conditions. Structural Engineers design and N.I.B.C. approval.
  - Where services run under load bearing walls concrete limits should be used.
  - Blockwork to external doorways should be left 2 courses down to allow concrete to run continuously.
  - Only 100mm walls and 4x4's shown on the plan. Drainage runs dependent on site constraints and should be to drainage drawing.
  - Blockwork to three leaf external doorways should be left 2 courses down to allow concrete to run into back of recessed soldier course to outer leaf, see details.

**PROPOSED GROUND FLOOR PLAN**



**NOTE**

TRIMMER FRAME PANELS ARE TO BE DESIGNED AND INSTALLED IN STRICT ACCORDANCE WITH TRIMMER FRAME MANUFACTURER'S DETAILS AND RECOMMENDATIONS.

**ADJOINING PREMISES IN DIFFERENT OWNERSHIP**

125mm concrete ground bearing slab, GEN 3 grade m/s - if required reinforce concrete slab with A142 200x200mm wire mesh to prevent casting.

140mm blockwork wall below DFC to support proposed timber frame panel.

150mm concrete slab.

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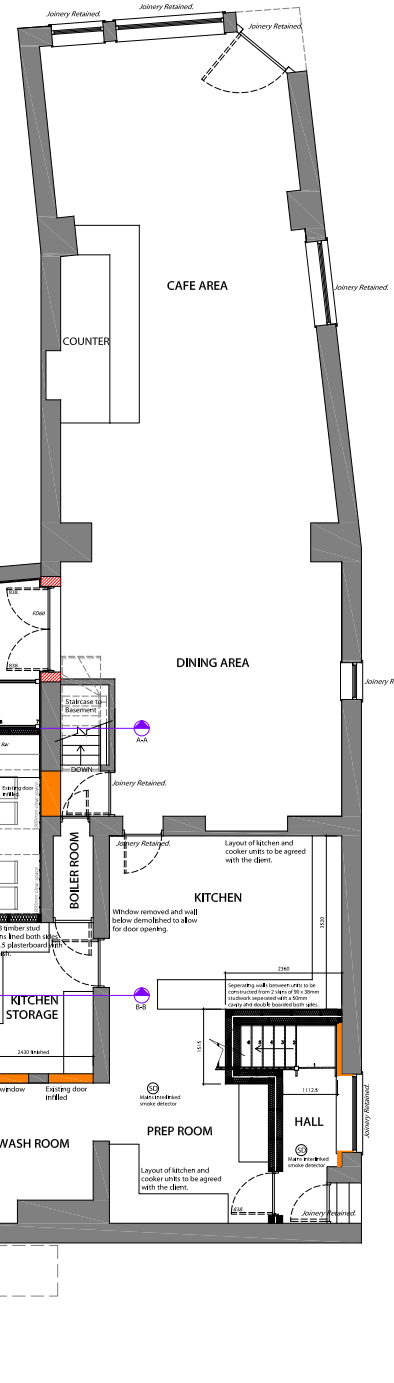
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**VERIFY WINDOW POSITIONS PRIOR TO COMMENCING WORK ON SITE**

**NOTE**

ALL DIMENSIONS ARE FROM MASONRY OR FROM MASONRY TO FINISHED STUD PARTITION.

ALL INTERNAL ROOM SIZES ARE MINIMUM FINISHED SIZES - allowing for a 12.5 board with 2.5mm skim finish.

**NOTE**

DO NOT FIT ENERGY LIGHT FITTINGS TO BE PROVIDED AT ALL LIGHT FITTINGS.

**NOTE**

ALL WINDOWS TO BE FULLY BOXED AROUND AND INSULATED.

**NOTE**

All Trade Electrical Installation works associated with this application will be designed, installed, inspected and tested in accordance with BS7671:2001 (as amended), under the competent person scheme. All certificates handed to building control prior to completion. All electrical are to be installed in accordance with approved documents 'I' of the building regulations.

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# ACCOMMODATION

All measurements are approximate

RESTAURANT AREA	SQ FT	M SQ
Inner Hallway		
Restaurant	1,091	101.35
Breakfast Room	302	28.05
Commercial Kitchen	382	35.48
Wash Area	66	6.13
Preparation Area	162	15.05
Male, Female and Disabled WCs		
B&B FIRST FLOOR		
Landing		
Stores		
Hallway		
Bedroom 1 with en-suite shower - Luxury	248	23.04
Bedroom 2 with en-suite shower - King	219	20.34
Bedroom 3 with en-suite shower - Standard	170	15.79
Bedroom 4 with en-suite shower - Standard	152	141.12
Bedroom 5 with en-suite shower - Twin	233	20.71
B&B SECOND FLOOR		
Landing		
Bedroom 6 with en suite shower - Luxury	248	23.04
Bedroom 7 with en suite shower - King	200	18.58
Bedroom 8 with en suite shower - Luxury	150	13.93
OUTSIDE		
Off-road car parking		



## TENURE

The property is of freehold tenure.

Consideration will also be given to the letting of the property on a new lease for length of term by negotiation on Tenants Full Repairing and Insuring terms at a rent of £35,000 per annum. Stock, fixtures and fittings are by negotiations. Further details available from the appointed agents.

## PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to benefit from planning consent for Use Class A3 (Restaurant use) on the ground floor and Use Class C1 (Letting Rooms) to the upper floors. The property is understood not to be listed but within a Conservation Area. Prospective purchasers should rely on their own enquiries.

## SERVICES

(Not tested at the time of our inspection.)

All mains services are understood to be connected to the property.

## LEGAL COSTS

Each party are to be responsible for their own legal costs associated with the sale.

## VAT

It is understood that the property is not elected for VAT and therefore VAT will not be chargeable on the rent.

## PRICE

Offers in excess of £450,000 (Exclusive) plus SAV.

## SAV

The purchase of the property is subject to stock at valuation. Further details available from the selling agents upon request.

## RENT

£35,000 per annum (Exclusive). Stock, fixtures and fittings are by negotiations. Further details available from the appointed agents.

## LICENSES

The property is understood to benefit from an alcohol licence and an entertainments licence.

## RATES

We have made online enquiries to the local authority and were advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
B&B £4,450	£2,221	
RESTAURANT £10,750	£ 5,364	TBC

RATES

## LOCAL AUTHORITY

Powys Council  
Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys  
LD1 5LG



01597 827460

[POWYS COUNCIL WEBSITE](#)

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 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.