



**TO LET - GROUND FLOOR LOCK UP SHOP**  
**14 BERRIEW STREET WELSHPOOL SY21 7SQ**

# KEY POINTS

# 392

SQ FT

TOTAL NET INTERNAL SALES AREA



LOCK UP SHOP

## LARGE GLAZED SHOP FRONT

ALL MEASUREMENTS ARE APPROXIMATE




# £6,000

## PER ANNUM


(EXCLUSIVE)

James Evans

 07792 222 028

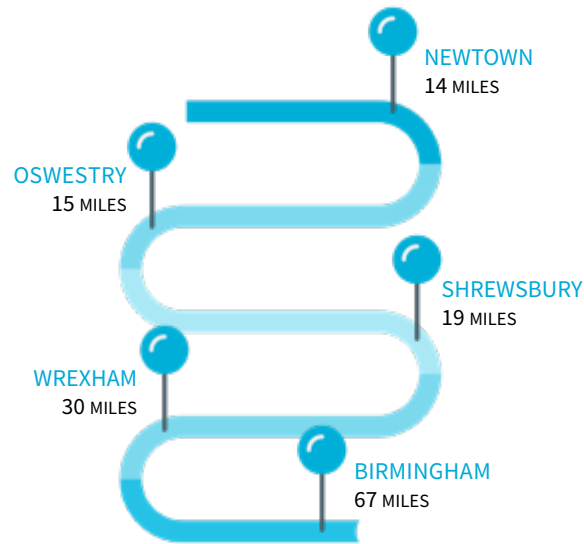
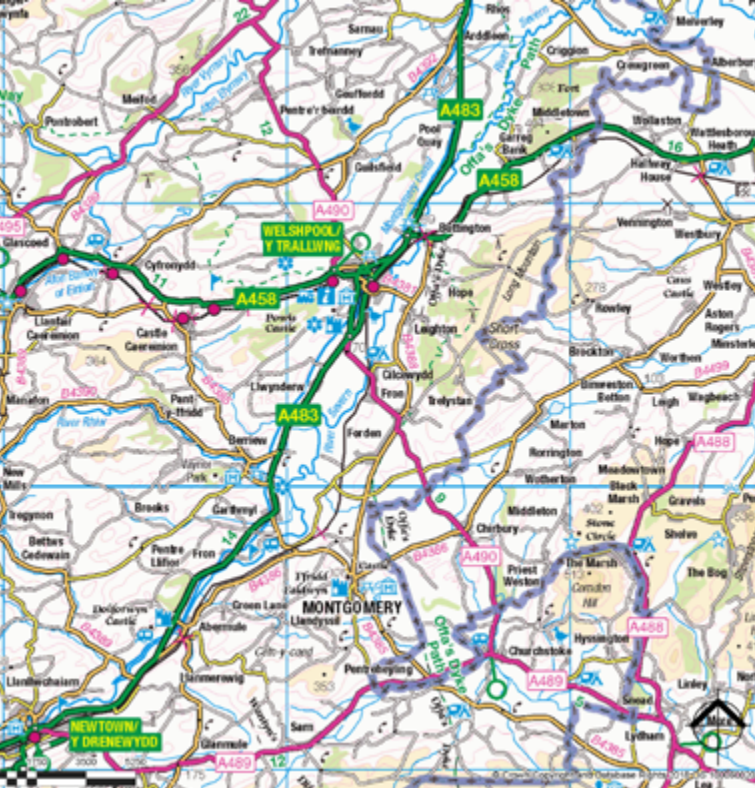
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## LOCATION

The property is prominently located fronting onto Berriew Street, which serves as a main retail street within the town centre of Welshpool. The property is in proximity to all local amenities, and car parking.

The surrounding occupiers include Morrisons, Poundland, Great Fitness and the Angle.

Welshpool is an established market town which also serves as an administrative centre.

The town had a population of 5,940 at the 2021 census. It is strategically well located at the intersection of the A458, A483 and the A490.

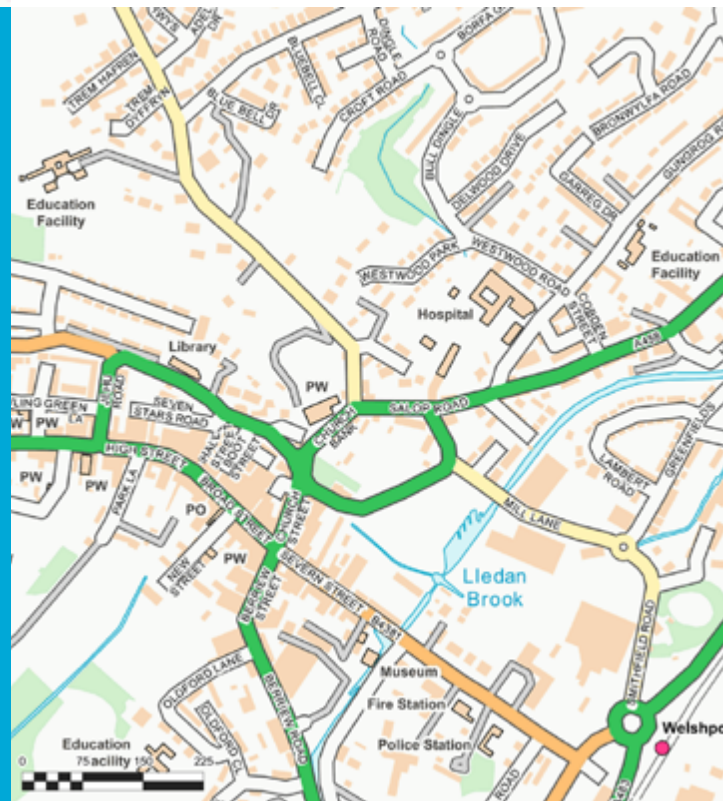
The town is located approximately 19 miles west of the Town of Shrewsbury and 14 miles north east of the town of Newtown and 15 miles south west of the town of Oswestry.



# 5,940

WELSHPOOL POPULATION

2021 CENSUS





# DESCRIPTION

The property comprises of a mid terrace lock up shop unit of a traditional brick construction, and benefiting from a fully glazed shop frontage with a Total Net Internal Sales Area of 392 sq ft (36.42 m sq) and additional storage areas.

The property benefits from welfare facilities and a separate loading entrance and is suitable for a variety of uses, (subject to planning).

# ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
GROUND FLOOR		
SALES AREA	36.42	392
STORAGE	8	86.11



## TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent review at 3 yearly intervals. The lease will be granted on a Tenants Full Repairing and Insuring Terms.

## PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for retail use falling within Class A1 and would suit a variety of uses subject to statutory consents.

## SERVICES

We have not tested any services at the time of inspection and interested parties should make their own enquiries.

We understand that mains water, drainage and electricity are connected to the property.

## RENT

£6,000 per annum (Exclusive) to be paid quarterly in advance by standing order.

## LEGAL COSTS

The ingoing tenant is to be responsible for their own legal fees in relation to the transaction.

## VAT

All prices and figures are quoted exclusive of VAT. Any tenant should satisfy themselves independently as to VAT in respect of any transaction. The property is understood to not be elected for VAT, therefore no VAT will be payable on the rent.

## RATES AND EPC


We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£5,400	£2,695	TBC

### RATES

## LOCAL AUTHORITY

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


 01597 826 000


[POWYS COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact :

Commercial Department

 01743 450 700

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

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