



## Retail Unit and Premises

**11 Broad Street, Welshpool, Powys, SY21 7SD**

- Three-storey retail/office premises extending to 4,058 sq ft (377.13 sq m)
- Ground floor sales area approximately 1,342 sq ft (124.72 sq m)
- First floor sales area approximately 788 sq ft (73.23 sq m)
- The landlord may consider splitting the accommodation
- Prime town centre location next door to Greggs

# 11 Broad Street

## Welshpool, Powys

### LOCATION

The property enjoys a prime retail location fronting onto Broad Street in Welshpool, adjoining Greggs. Broad Street is the main shopping street in Welshpool town centre, with on street car parking, public car parks and the local railway station all a short distance away. The property is situated within a Conservation Area.

Welshpool is a market town in mid Wales with a population of circa 6,500 and serves a wide rural area. Shrewsbury lies approximately 22 miles to the east, Newtown is 14 miles to the West and Oswestry is 16 miles to the north.

### DESCRIPTION

The property comprises an attractive three-storey commercial building providing a spacious shop with versatile sales accommodation on the ground and first floors and offices and storage on the upper floors, plus a basement.

The building occupies a mid-terraced position on Broad Street with a rear access from Cumberland Place, which leads to Puzzle Square Shopping Arcade.

The property offers opportunities for various retailers and occupiers with a requirement for a good 'high street' location. The accommodation can easily be arranged to suit different uses and ideas.

### ACCOMMODATION

Ground floor sales	1,342 sq ft	124.72 sq m
First floor sales	788 sq ft	73.23 sq m
First floor storage	348 sq ft	32.34 sq m
Second floor offices	1,067 sq ft	99.16 sq m
Basement storage	513 sq ft	47.68 sq m
<b>Total Area</b>	<b>4,058 sq ft</b>	<b>377.13 sq m</b>

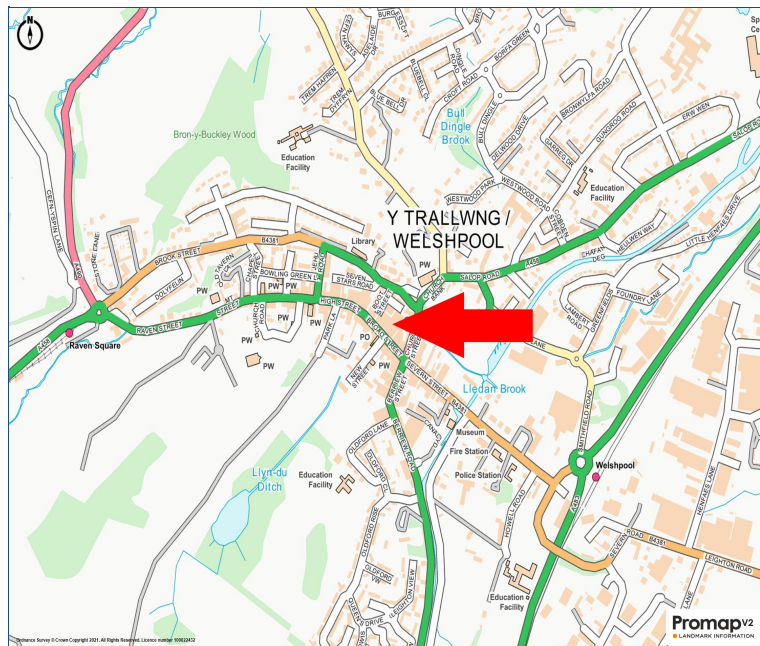
\*NB The second floor offices include stores, WC's and staffroom

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

We understand the property has planning permission for Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.



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### TENURE

The property is available on a new lease on tenant's full repairing and insuring basis for a term of 5 years or multiples thereof, with rent reviews at 5 year intervals. The landlord may allow alternative proposals from prospective tenants and may consider letting part only.

The landlord may also consider offers for a sale of the freehold interest.

### RENT/PRICE

The quoting rent is £19,750 per annum exclusive.

In the event of a sale, price upon application.

### LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG - Tel: 01597 827 460

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £20,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C(61).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Simon Beedles FRICS

Direct Line: 01952 521008

Mobile: 07375 101371

Email: [simon@andrew-dixon.co.uk](mailto:simon@andrew-dixon.co.uk)

Ref: SB/3678



Printcode: 202121

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

ANDREW DIXON  
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[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)