



## Premises at Unit 17, Dyffryn Industrial Estate Pool Road, Newtown, Powys, SY16 3BD

- Terraced industrial premises extending to 1,340 sq ft (124.49 sq m)
- Suitable for trade counter/commercial uses
- Designated on-site car parking
- External yard available by separate negotiation



# Unit 16 Dyffryn Estate Newtown, Powys

## LOCATION

The unit is situated on Dyffryn Industrial Estate in Newtown, being an established commercial estate and one of the main industrial areas serving the town, conveniently located in close proximity to all local amenities.

Newtown is an established market town and administrative centre with a significant catchment area. It is located approximately 13 miles west of Welshpool and 33 miles southwest of the county town of Shrewsbury.

Newtown is situated on the River Severn within the historic boundaries of Montgomeryshire, positioned at the junction of the A489 and A483 roads. It benefits from a new bypass to the south of the town, which opened in 2019.

## DESCRIPTION

The property comprises a single storey commercial premises, which forms part of a terrace of three units, with the other two units (Units 15 and 16) occupied by the landlord.

Unit 17 enjoys an end of terrace position and benefits from roller shutter door access and designated on-site car parking immediately to the front of the building.

Internally, the self-contained accommodation provides an industrial workshop incorporating single storey offices and WC facilities.

There is also a good sized enclosed and gated yard to the side of the terrace, which may be available by separate negotiation.

## ACCOMMODATION

Unit 17	1,340 sq ft	124.49 sq m
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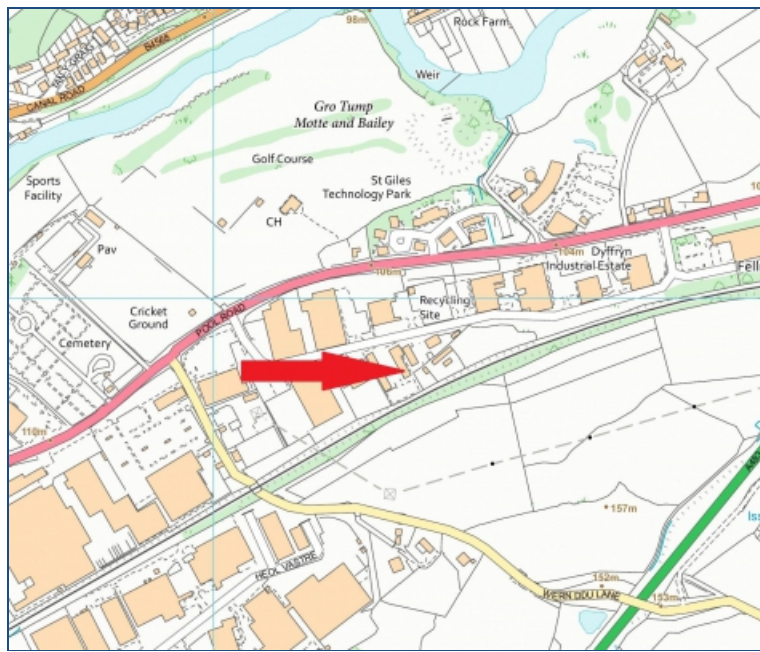
## SERVICES

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

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



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## TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

## RENT

The asking rent for Unit 17 is £10,500 per annum exclusive.

## SERVICE CHARGE

Further details available upon requires from the letting agent.

## LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG  
Tel: 01597 827460

## BUSINESS RATES

The unit will need to be re-assessed for business rate purposes.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(101).

## 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

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

Ref: AGS/3959



Printcode: 20231215

## 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.

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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)