

FOR SALE

TSR

TOWLER SHAW ROBERTS

PROMINENT TOWN CENTRE RETAIL PREMISES WITH UPPER FLOOR ACCOMODATION



**20 BROAD STREET
WELSHPOOL
POWYS
SY21 7SD**

- Ground floor former bank premises extending to approx. 788 sqft (73.28 sqm) with attractive glazed frontage.
- Additional offices and storage facilities on the upper floors providing a further 739 sqft (68.79 sqm) with independent ground floor access.
- Prominent location in Welshpool Town Centre.
- Offers in the region of **£220,000** are invited for the freehold interest with benefit of vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location fronting Broad Street in the town centre of Welshpool. Broad Street is the main retail street serving the town, with surrounding occupiers including Boots, British Heart Foundation, Costa Coffee and Corals.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the West of Shrewsbury, via the A458, and lies approx. 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

Description

The property comprises a substantial four storey period building providing a ground floor retail unit with attractive glazed frontage with separate self-contained offices and storage facilities to the upper floors, having independent ground floor access from Broad Street. The property also includes basement and attic storage accommodation.

The property until recently was occupied by Barclays Bank and provides spacious and versatile accommodation suitable for a range of uses subject to planning.

Accommodation

	Sqft	Sqm
Ground Floor Retail unit		
<i>Internal Width – 5.52m (18ft.) widening to 6.73m (22ft.)</i>		
<i>Shop Depth – 13.5m (44ft.)</i>		
Sales Area	788	73.28
W/C		
Basement cellar		
First Floor		
Central landing		
Office 1	125	11.63
Office 2	98	9.15
Office 3	66	6.16
Staff Room	96	8.95
Second Floor		
Landing		
Storeroom 1	147	13.66
Storeroom 2	127	11.84
Storeroom 3	80	7.40
W/C		
Attic Storeroom		
Total	1,527	142.07

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

Guide Price

Offers in the region of **£220,000** are invited for the freehold interest with benefit of vacant possession upon completion.



For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Bank and premises

Rateable Value – £14,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Rating

Energy Performance Asset Rating: D (94)

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use of the accommodation.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.

TEL: 01938 552 828

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has not elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

June 2023

TSR House

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Tel: 01952 210222 Fax: 01952 210219

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Important Notice

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