

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN SINGLE-STORY OFFICE / BUSINESS PREMISES IN TOWN CENTRE LOCATION



THE ANNEX

REAR OF 42 BROAD STREET

WELSHPOOL

POWYS

SY21 7RR

- Well-appointed single storey office/ business premises extending to approx. 760 sqft (70.68 sqm) forming part of an attractive Grade II Listed building.
- Spacious accommodation comprising open plan and cellular office layout with fitted kitchen, toilet facilities and two car parking spaces.
- Convenient Town Centre location being just off Broad Street, and being within walking distance of local amenities and a number of public car parks.
- Available to Let on flexible lease terms. Rent: **£4,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property is located within the centre of Welshpool, being positioned just off Broad Street. 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 single-story office/business premises extending to approx. 760 sqft (70.68 sqm) providing open plan and cellular office style accommodation. The premises includes modern fitted kitchen, separate male, female and disabled WC facilities and has the benefit of 2 car parking spaces within the courtyard area. The property is fitted out to a modern standard, incorporating gas fired radiator central heating, carpeted flooring and fluorescent strip lighting.

The property is deemed suitable for a wide range of uses, subject to planning.

Accommodation

	SQFT	SQM
Open Plan Office	367	34.15
Office 1	106	9.82
Office 2	190	17.63
Kitchen	97	9.08
Separate male, female and disabled w.c.s		
TOTAL	760	70.68

Services (Not Checked or Tested)

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

Tenure

The property is available To Let on flexible terms to be agreed, on a tenant's full repairing and insuring basis.

We understand that the property is located within the Welshpool Town Conservation area.

Rent

£4,500 per annum exclusive, payable quarterly in advance.

Planning

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

Energy Performance Rating

Energy Performance Asset Rating: C (73)



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 – Offices and premises

Rateable Value – £5,200

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.

Local Authority

Powys County Council, The Gwalia, Ithon Road, Llandrindod Wells LD16AA. TEL: 01597 827460

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord 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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2023

TSR House

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Important Notice

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