

ON THE INSTRUCTIONS OF  
THREADNEEDLE PROPERTY INVESTMENTS LIMITED

GROUND FLOOR LOCK-UP RETAIL PREMISES TO LET

**UNIT 3 BEAR LANES SHOPPING CENTRE  
NEWTOWN, POWYS SY16 2QZ**



## LOCATION

The subject premises are situated within Bear Lanes Shopping Centre which is a modern open air Shopping Centre providing the focus point of all main retailing activity within the Town Centre. Retailers within the Centre include Dorothy Perkins, Clinton Cards, Clarks, Peacocks, Carphone Warehouse, Shoezone and New Look as can be seen from the attached traders extract.

## DESCRIPTION

The available property comprises a ground floor retail unit.

## ACCOMMODATION

The property affords the following approximate areas:-

Net Internal Width	5.20 m	(17ft 0 ins)
Shop Depth	9.00 m	(29 ft 4 ins)
Ground Floor Sales	44.00 sq.m.	(469 sq ft)

## TENURE

The property is being offered on a new 5 year lease inclusive of service charge.

## COMMENCING RENTAL

£12000 per annum inclusive of service charge.

## EPC

The building has an Energy Performance Rating in Band C

## SERVICE CHARGE

The rent is **inclusive** of service charge

## BUSINESS RATES

Rateable Value                      £10,750

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the Local Authority.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

## VIEWING

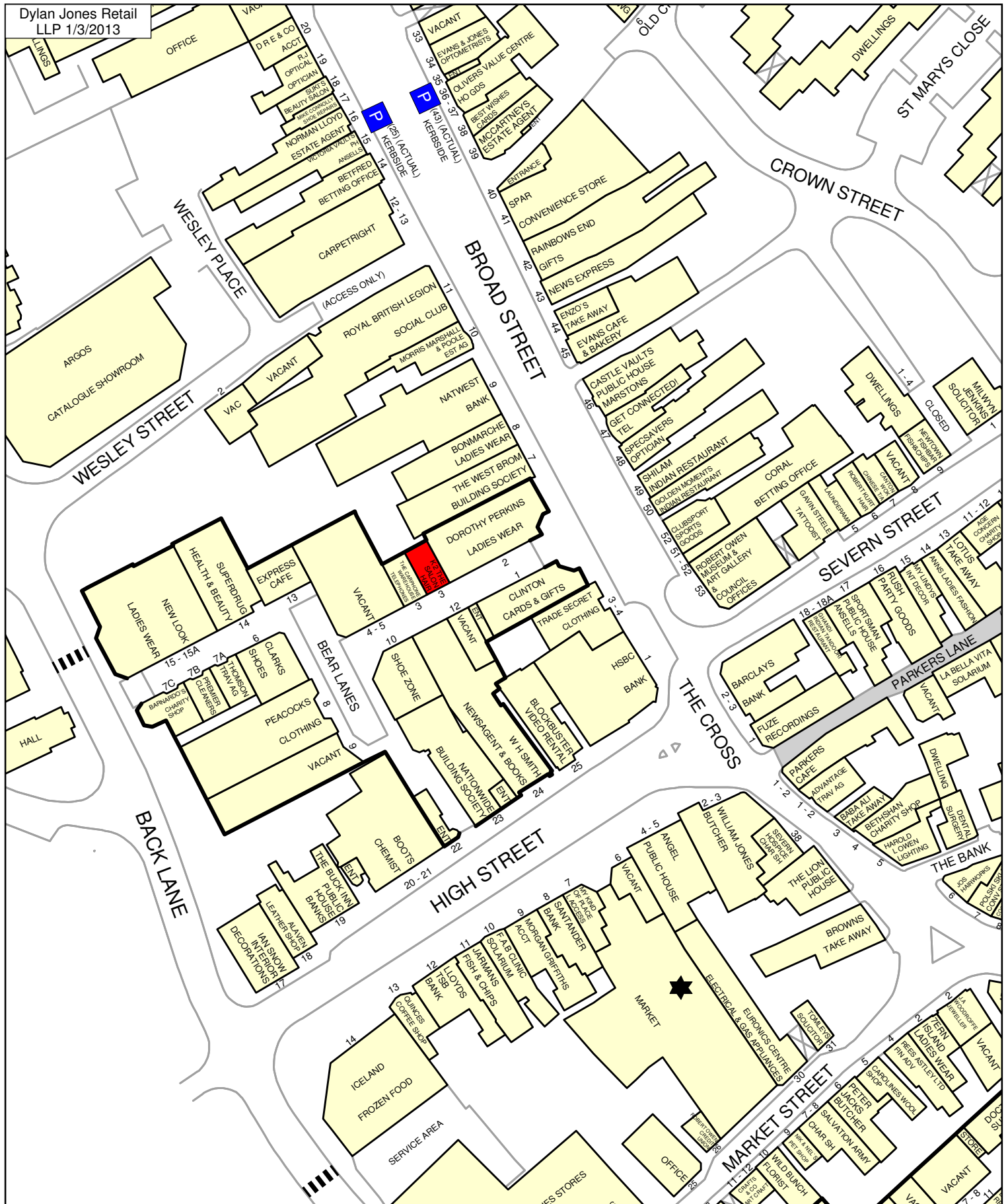
Strictly by appointment with joint retained agents:-

Dylan Jones Retail LLP  
Contact: Dylan Jones  
Dylan@dylanjonesretail.co.uk  
Tel: 01443 445863

## SUBJECT TO CONTRACT & AVAILABILITY

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Dylan Jones Retail  
LLP 1/3/2013



50 metres

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