



MORRIS MARSHALL & POOLE

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Unit 7c Bear Lanes Shopping Centre, Newtown, SY16 2QZ

• On Instructions of Threadneedle Property Investments Limited • Ground Floor Lock-Up Retail Premises. First Floor Ancillary Area & Rear Servicing • Modern Shopping Centre with Dorothy Perkins, • WH Smiths, Peacocks, New Look, Clintons, Clarks • Ground Floor Sales Area 56.87 sq.m. (612 sq.ft.). First Floor Ancillary Area 46.11 sq.m. (496 sq.ft.) • Commercial EPC - D (85) • Joint Agents: Dylan Jones Retail LLP • **RENT INCLUSIVE OF SERVICE CHARGE** •



£12,000 Per annum

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

Location

The 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, Shoe Zone and New Look.

Accommodation

The property comprises a ground floor retail unit with first floor ancillary area and rear servicing and affords the following approximate areas:

Net Internal Ground Floor Area: 56.87 sq.m. (612 sq.ft.)

Net Internal First Floor Area: 46.11 Sq.m. (496 sq.ft.)

Store Room (1) : 5.65m x 5.94m (33.64 sq.m.) with sink

Store Room (2) : 2.56m x 3.12m (8.02 sq.m.)

Store Room (3) : 2.13m x 2.08m (4.45 sq.m.)

Cloakroom with WC, wash basin.

Rent

£12,000 per annum **inclusive** of service charge.

Terms

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

Deposit

A deposit of 3 months of the annual rent is payable at the commencement of the lease.

Business Rates

Rateable Value - £15,750

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

Service Charge

The rent is **inclusive of service charge**.

Local Authority

Powys County Council, Neuadd Maldwyn, Severn Road, Welshpool, Powys, SY21 7AS

Tel: 0845 602 7030

Legal Costs

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

Commercial Energy Performance Certificate

A copy of the Commercial Energy Performance Certificate is available on request or from our website.

Viewing

By appointment with the Agents.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/ rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Joint Agents

Dylan Jones Retail LLP

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