



# FOR SALE

30 Broad Street  
Welshpool  
SY21 7RR



02920 248923  
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An **APLEONA** company

## Location

Welshpool is situated approximately 19.5 miles west of Shrewsbury, 15.5 miles south west of Oswestry and approximately 14 miles north east of Newtown. The property is situated within the prime retail area of the town with the majority of the immediate occupiers being national. Nearby occupiers include WH Smith, Lloyds Bank, Boots.

## Description

The property comprises a two storey end of terrace building with brick elevations under a pitched synthetic slate roof. Internally, the ground floor is fitted out as a banking hall having concrete floors with carpet tiled coverings, single glazed aluminium framed sash windows, plastered walls and part suspended ceilings with recessed fluorescent lighting.

The first floor comprises staff and ancillary areas with timber floors with carpet tile coverings and plastered walls and ceilings. The property is heated by means of gas fired central heating with hot water radiators. There is car parking to the rear for approximately 6 cars.

## Planning

The property has an historic use as a Bank & Premises.

## Accommodation

The property has been measured on a NIA basis:

Floor Areas	Sq. M	Sq. Ft
GF	205.9	2,216
FF	57.68	620
<b>Total</b>	<b>263.58</b>	<b>2,836</b>

## Tenure

The property is available to purchase on a freehold basis with full vacant possession.

## Alternative Use & Redevelopment

The property offers the potential for a variety of alternative uses or redevelopment, subject to planning. Potential uses include A1, A3, Residential etc.

## Non—Domestic Rates

The property is listed as 'Bank & Premises' and under the 2017 rating list has a rateable value of £36,500.

## Energy Performance Certificate

A copy of the full energy performance certificate is available upon request.

## Price

On application to agent,

## VAT

All figures exclude VAT where applicable.



For further information please contact:

**Daniel Davies**

02920 248923

[Daniel.davies@gva.co.uk](mailto:Daniel.davies@gva.co.uk)

**Tom Merrifield**

02920 248917

[rob.oliver@gva.co.uk](mailto:rob.oliver@gva.co.uk)

**Property ref**

[gva.co.uk/8986](http://gva.co.uk/8986)

08449 02 03 04

GVA

65 Gresham Street, London EC2V 7NQ

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