

# TO LET

# TSR

TOWLER SHAW ROBERTS

## INDUSTRIAL WORKSHOP/WAREHOUSE PREMISES



UNIT 9

MOCHDRE INDUSTRIAL  
ESTATE

NEWTOWN

POWYS

SY16 4LE

- Mid terrace single storey commercial building extending in total to approximately 3,136 sqft (291.34 sqm)
- Well-appointed accommodation including store room, office and w.c.
- Conveniently located within the well-established Mochdre Industrial Estate to the west of Newtown Town Centre and with good access to the main A483 trunk road and Newtown By-Pass
- Available To Let on a new Lease at a rent of **£12,500 per annum** exclusive

Call **01743 243900**  
[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a convenient location within Mochdre Industrial Estate with good access to the main road networks. Adjoining occupiers include Edmundson Electrical, Plastic Centre and Newtown Tyres.

Mochdre Industrial Estate is one of three principal estates serving Newtown and is located on the west side of Newtown approximately 1 mile from the Town Centre with access via the main A489 trunk road.

Newtown is centrally located in Mid-Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles west of Shrewsbury and 40 miles east of Aberystwyth.

## Description

The property extends to approximately 3,136 sqft (291.34 sqm) and benefits from a roller shutter service door to the front of the building and on-site parking to the front of the unit.

The building is constructed of blockwork walls with steel trusses supporting a double pitched cement corrugated sheet roof. The internal walls and floor are painted.

The premises comprises an open warehouse/workshop area with small office and male and female toilet facilities.

## Accommodation

Gross Internal Areas approximately:

	Sq ft.	Sq m
Workshop/Warehouse, office and WC's:	3,136	291.34

## Services (Not checked or tested)

Mains water, drainage, gas and three-phase electricity are all understood to be available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The premises are available To Let on a new lease on terms to be agreed.

## Rent

£12,500 per annum exclusive, payable quarterly in advance on the usual quarter days by standing order.

## Service Charge

A Landlord's Service Charge will be payable in addition to the rent as the occupier's contribution to the Landlord's costs of maintaining the common parts of the estate including upkeep of the landscaped areas and litter collection etc. Further details are available upon request.

## Repairs

The occupier will be responsible for the repair and maintenance of the premises.

## Property Insurance

The occupier will contribute to the Landlord's costs of arranging property insurance cover. Further details are available upon request.



Not to scale

For reference purposes only

## Energy Performance Rating - E 106

## Planning

We understand that the property has an established commercial/ industrial use within Class B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Authority Planning Department regarding their intended use.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Factory and premises

Rateable Value – £8,800.00

Rates Payable - £4,523.20 for this financial year

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, County Hall, Spa Road East, Llandrindod Wells, LD1 9AQ. TEL: 01597 827463.

## Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT at the prevailing rate. It is understood that the Landlord has elected to charge VAT on the property.

## Viewing

Strictly by prior appointment with the sole letting agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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### TSR House

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Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

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### Consumer Protection from Unfair Trading Regulations 2008

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