



FOR SALE

6 Market Street

6 Market Street, Newtown, Powys SY16 2PQ



Retail for sale, 3,263 sq ft, £300,000

To request a viewing call us on 01743 450 700

For more information visit <https://realla.co/m/40705-6-market-street-6-market-street>

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The property comprises of a substantial mid terraced building, benefitting from ground, first and second floor accommodation, additionally ancillary accommodation is available at lower ground level and externally to the rear of the property.

The vendor currently operates a profitable butchers, occupying both lower ground, ground and part first floor accommodation. The external outbuilding provides further storage accommodation: however, could be suitable for alternative uses- subject to consents. The property is only reluctantly offered for sale due to retirement and will be offered vacant possession on the areas currently owner-occupied. Consideration will be given to the sale of the business goodwill, stock, fixtures and fittings with a full inventory list/accounts available to interested parties.

The first floor is currently let to The Salvation Army and provides a one bedroom flat offering: bedroom, sitting room, kitchen and bathroom; however is currently used as office/storage space.

The second floor is let to a private individual on a 6 month (AST) Assured Shorthold Tenancy Agreement and offers the following accommodation: bedroom, sitting room, kitchen and bathroom.

The property would lend itself to a range of occupiers on the ground and part first floor whilst producing a passing rent of £8,400 to the upper floors.

Highlights

- Substantial mixed use Freehold property
- Producing a net income of £8,400 per annum
- Vacant ground/first floor on completion
- Total Gross Internal Area 303 m sq (3263 sq ft)
- Suitable for investors/owner occupiers

Property details

Price	£300,000
Building type	Retail
Tenure	Freehold
Size	3,263 Sq ft

More information

Visit microsite

<https://realla.co/m/40705-6-market-street-6-market-street>

Contact us

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Quote reference: SALE-40705

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