



TO LET

30 BROAD STREET, WELSHPOOL, POWYS. SY21 7RR

- Situated in absolute prime position in this popular Mid Wales town.
- Potential for a variety of retail/office/hospitality and leisure uses.
- Current gross internal area on ground approximately 2,783 sq.ft., and first floor 1,179 sq.ft., but with potential to expand the built space further, subject to permissions being granted.
- Good current parking provision at rear.
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

LOCATION

Welshpool is principally a commercial centre within Mid Wales, with a resident population 2011, 6,664, with considerably larger and extensive catchment, being the following miles distant from Shrewsbury 19.5, Oswestry 15.5 and Newtown 14 miles. These premises are situated in the prime part of the street, on the opposite side to the road of Boots the Chemist and W H Smith.

DESCRIPTION

A substantial, traditionally built property, formerly a bank, offering the accommodation which has air conditioning and central heating. The landlords are prepared to open up the shop front and create a larger glass window display if required.

Ground Floor Former Banking Hall mainly with a large open plan area, but to include three good demountable office rooms, net internal

1,834.00 sq.ft.



Rear Strong Rooms Store, Server Room net internal

483.00 sq.ft.

WC/Sluice Room, Rear Boiler Room and corridor

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Net Internal Floor Area Approximately

2,317 sq.ft. / 215.28 m.sq.

Gross Internal Floor Area Approximately

(2,783.00 sq.ft. / 258.50 m.sq.)

First Floor which is situated at the front of the building, comprising four principal office rooms and a store area.

GENTS CLOAKROOM with two wcs, two urinals and two wash basins

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LADIES CLOAKROOM with two wcs and two wash basins

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Net Internal Floor Area Approximately

737.00 sq.ft. / 68.44 m.sq.

Gross Internal Floor Area Approximately

(1,179 sq.ft. / 109.53 m.sq.)

Total Net Internal Area Approximately

3,053 sq.ft. / 283.72 m.sq.

POTENTIAL FOR ADDITIONAL SPACE BEING BUILT

Subject to obtaining the correct permissions, and agreement with an occupier, the owners of this building are in a position to create more appropriate space for occupation, and this could naturally be built at first floor to create a further gross internal floor area of approximately 1,550 sq.ft./144.04 m.sq. at this level.

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For parties requiring variation/alterations of the existing space, and/or greater amounts of built space, this can be discussed and agreements reached, subject to contract and permissions being received. The landlords are prepared to open up the shop front and create a larger glass window display if required.

EXTERNALLY/REAR PARKING

There is a secure walled car park at the rear of the property, accessed off a side street, and this allows for disabled parking and a total of approximately 10 car parking spaces.



TERMS OF OFFER

These premises are offered to let on a full repairing and insuring lease for a term of years to be agreed, with the incoming tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease, at a rent on application.

VAT

It is intended that the building will be elected for VAT.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £36,500. Interested parties should contact the Local Authority (Powys County Council – 01938 552828) to establish the current rates payable. A rating appeal is currently being investigated.

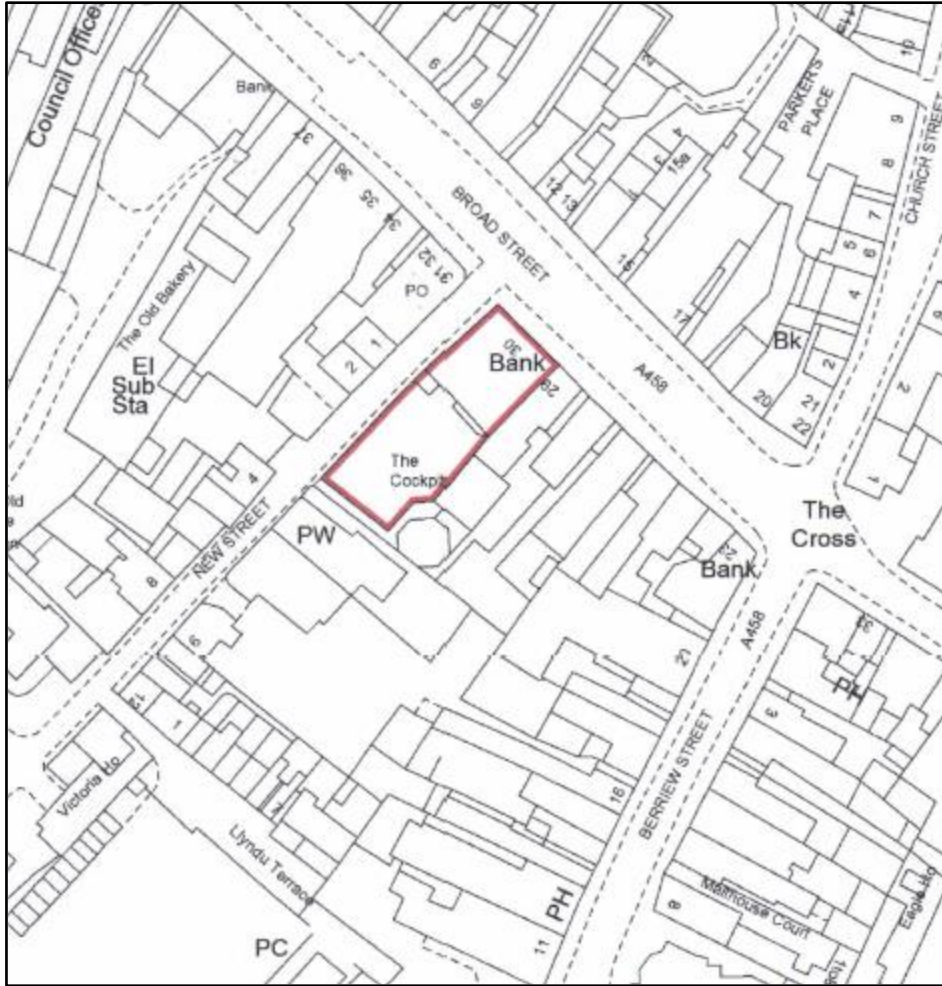
EPC

Rating 'E'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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