



## Unit 9 Bear Lanes Shopping Centre Newtown, SY16 2QZ

- On instructions of Threadneedle Property Investments Limited
- Ground Floor Lock-Up Retail Premises
- Modern Shopping Centre with Dorothy Perkins, WH Smiths, Peacocks, New Look, Clintons, Clarks
- Ground Floor Sales Area 205.22 sq.m. (2,209 sq.ft)
- First Floor Storage available by separate negotiation
- Commercial Energy Performance Rating - C
- Joint Agents: Dylan Jones Retail LLP

**£29,500 P.A**

ABERYSTWYTH • 01970 625020  
LLANIDLOES • 01686 412567  
MACHYNLLETH • 01654 702472

NEWTOWN • 01686 626160  
OSWESTRY • 01691 679595  
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TYWYN • 01654 710388  
WELSHPOOL • 01938 554818  
ABERYDYFI • WINDOW DISPLAY

### 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 retail unit providing ground floor sales accommodation together with first floor storage available by separate negotiation having the benefit of rear servicing. The property affords the following approximate areas:-

**Internal Width** 7.54m (24ft 9in).

**Shop/Built Depth** 28.39m (92ft 10in).

**Ground Floor Sales Area** 205.22 sq.m. (2,209 sq.ft.)

**First Floor Storage** 131.73 sq.m. (1,418 sq.ft.)

### Rent

£29,500 per annum exclusive of VAT, business rates and service charge for the ground floor only.

### Service Charge

A service charge is payable in respect of the maintenance and upkeep of the Centre. For the year ending 30th September 2010 the amount payable on accounts is as follows:-

Ground Floor £6,776.43

First Floor £4,259.00

### Terms

The premises are available by way of a new effective full repairing and insuring lease subject to service charge provisions, for a term of years to be agreed. Alternatively a short term letting would be considered.

### Temporary Letting

Consideration would be given to granting a temporary occupation of the property.

### Business Rates

Rateable Value - £24,250

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

### 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](http://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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Dylan@dylanjonesretail.co.uk  
Tel: 01443 445863

### Morris Marshall & Poole

01686 626160  
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