



Unit 7b Bear Lanes Shopping Centre Newtown, SY16 2QZ

- On instructions of Threadneedle Property Investments Limited
- Ground Floor Lock-Up Retail Premises. First Floor Ancillary Area & Rear Servicing
- Modern Shopping Centre with Dorothy Perkins, WH Smiths, Peacocks, New Look, Clintons,
- Ground Floor Sales Area 42.48 sq.m. (457 sq.ft.). First Floor Ancillary Area 46.38 sq.m. (499 sq.ft.)
- Rent inclusive of Service Charge
- Commercial Energy Performance Rating - C
- Joint Agents: Dylan Jones Retail LLP

£10,000 P.A. Inclusive of Service Charge

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 ground floor retail unit with first floor ancillary area and rear servicing and affords the following approximate areas:

Net Internal Ground Floor Area 7.18m x 5.91m - 42.48 sq.m. (457 sq.ft.)

Net Internal First Floor Area 46.38 sq.m. (499 sq.ft.)

Store Room (1) 5.90m x 5.91m (34.94 sq.m.)

Store Room (2) 2.45m x 3.02m (7.40 sq.m.)

Store Room (3) 2.10m x 1.92m (4.04 sq.m.)

Cloakroom with WC, wash basin.

Rent

£10,000 per annum **inclusive** of service charge.

Service Charge

The rent is **inclusive** of service charge.

Terms

The property is being offered on a new 5 year lease inclusive of service charge.

Business Rates

Rateable Value - £11,250

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. 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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Morris Marshall & Poole

01686 626160
Ref: AHT 2014/C (04/14)