

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE COMMERCIAL BUILDING/SITE OCCUPYING PROMINENT ROADSIDE LOCATION



**THE FORMER LITTLE CHEF
RESTAURANT PREMISES**

CEFN

BUTTINGTON

WELSHPOOL

POWYS, SY21 8SZ

- The existing single storey commercial property extends in total to approx. 1,675 sqft (155.65 sqm) on a total site area of approx. 0.44 acres (0.17 hectares)
- Suitable for a variety of roadside occupiers with the conversion of the existing property or the provision of a new facility which will be considered to suit occupiers specific requirements,
- Prominent roadside location fronting the main A458 trunk road from Shrewsbury to Welshpool
- Available To Let on a new Lease on terms to be agreed.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The site occupies a prominent roadside location fronting the main A458 trunk road from Shrewsbury to Welshpool approx. 4 miles south-west of Welshpool Town Centre.

Welshpool is an important Mid Wales Market Town and commercial centre serving a wide catchment area. The Town is situated approx. 20 miles to the West of Shrewsbury, via the A458, and lies approx. 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

The site fronts a very busy tourist route to the Welsh coast with a large volume of passing trade particularly during the summer months.

Description

Formerly trading as Little Chef restaurant, the existing single storey commercial building extends in total to approx. 1,675 sqft (155.61 sqm) on a total site area of approx. 0.44 acres (0.17 hectares).

The property lends itself to a wide variety of roadside operators providing true flexibility with the opportunity for conversion of the existing building. Alternatively consideration will be given to the provision of a new facility to suit occupier's specific requirements subject to planning and terms being agreed.

Accommodation

	Sqft	Sqm
Total accommodation	1,675	155.61

Services (Not Checked or Tested)

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

Tenure

The property is available To Let by way of a new Lease on a Tenants full repairing and insuring basis on terms to be agreed.

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: Restaurant and premises
Rateable Value: £27,000.00

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: D (85)

Planning

We have been informally advised that the property has consent for use within Class A3 (Restaurants and Cafés) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. TEL: 01938 552 828.

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs in connection with the grant of the new Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by 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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Consumer Protection from Unfair Trading Regulations 2008

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