

ATTRACTIVE RETAIL / POTENTIAL RESIDENTIAL CONVERSION  
OPPORTUNITY IN PRIME TOWN CENTRE LOCATION

FOR SALE



42 Broad Street | Newtown | Powys | SY16 2AU



## KEY FEATURES

- Substantial part three-storey and part single-storey retail property extending in total to approx. 3,944 sqft (366.47 sqm) with on-site car parking and loading facilities.
- Spacious and versatile accommodation providing extensive ground floor retail sales area with ancillary storage facilities to the upper floors.
- Occupying a prime town centre location, in the heart of the main retail area of Newtown with neighbouring traders including: WH Smith, Greggs and Natwest Bank.
- Offering significant development/investment potential including residential conversion of the upper floors (STP)
- Guide Price: Offers in the region of **£210,000** are invited for the Freehold interest with the benefit of vacant possession on completion.



*For Reference purpose only*

*Scale: Not to Scale*

## LOCATION

The property occupies a prominent position in Broad Street within the main retail area of Newtown in close proximity to the Bear Lane Shopping Centre and public car parks. Other occupiers located nearby include WH Smiths, Greggs and Nat West Bank, together with a range of local independent retailers.

Newtown is centrally located in Mid Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles southwest of Shrewsbury and the M54, 13 miles west of Welshpool and 40 miles east of Aberystwyth.

The town has a large and developing commercial/industrial base and has also benefitted from the recent opening of the Newtown Bypass. The town also has a mainline rail station on the Cambrian Line from Shrewsbury to Aberystwyth and Machynlleth to Pwllheli.

## DESCRIPTION

The property comprises a substantial part three storey and part single storey building providing a large ground floor retail unit with fully glazed shop frontage onto Broad Street with ancillary stores, staff room and toilet facilities to the rear.

The upper floors of the property are accessed externally at the rear of the property from Crown Street and provides a variety of stores rooms that also offer potential for conversion to residential accommodation, subject to planning and other statutory consents.

The property benefits from on-site loading and car parking for three cars at the rear with access from Crown Street. On-street parking is available in Broad Street itself with public car parking situated close by.

## ACCOMMODATION

	SQFT	SQM
<b><u>Ground Floor (Retail Shop)</u></b>		
Front Main Sales Area	2,042	189.68
Lower Rear Sales Area	260	24.18
Store Room	413	38.36
Staff Kitchen	80	7.40
<b><u>First Floor</u></b>		
Store Room 1	62	5.75
Store Room 2	163	15.15
Store Room 3	193	17.95
Store Room 4	113	10.51
<b><u>Second Floor</u></b>		
Store Room 5	131	12.19
Store Room 6	171	15.90
Store Room 7	175	16.29
Store Room 8	141	13.11
<b>TOTAL</b>	<b>3,944</b>	<b>366.47</b>

## 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 – Shop and premises

Rateable Value - £24,750

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.

## SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, electricity, gas and drainage services are available or connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

## TENURE

The property is understood to be of freehold tenure and is offered For Sale by private treaty with vacant possession on completion.

## GUIDE PRICE

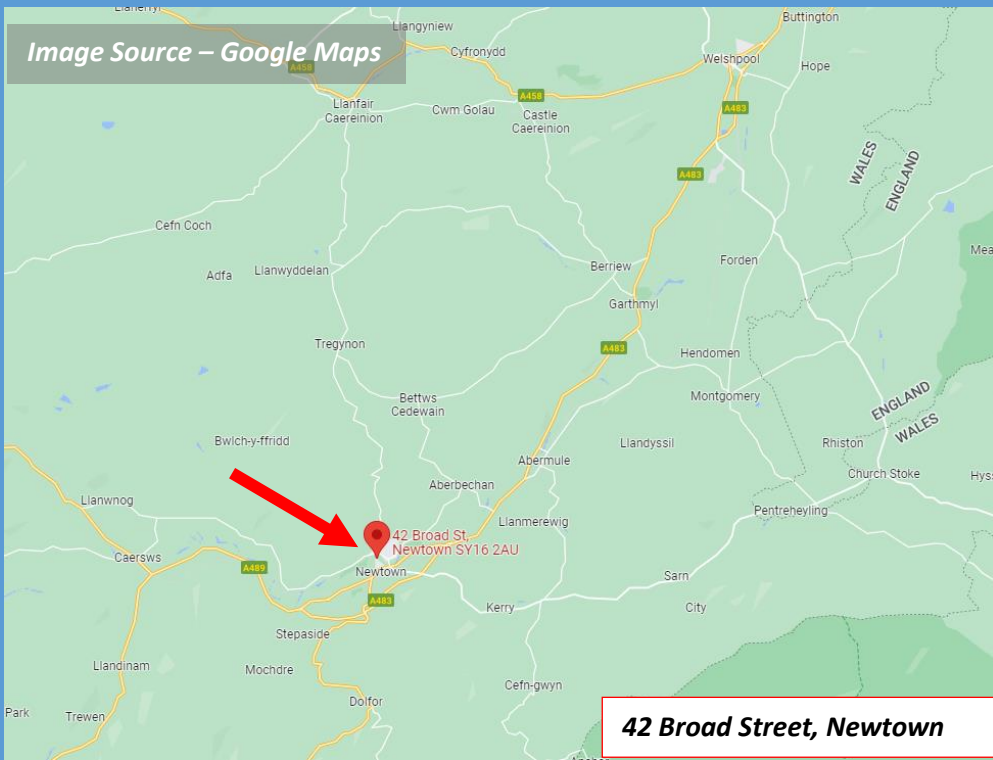
Offers around **£210,000** are invited for the freehold interest.

## PLANNING

We understand that the property is located within the Newtown town centre conservation area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



Image Source – Google Maps



**42 Broad Street, Newtown**

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has not elected to charge VAT on the property.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

## ENERGY PERFORMANCE RATING

Energy Performance Rating: C 74

## LOCAL AUTHORITY

Powys County Council, The Gwalia, Ithon Road, Llandrindod Wells LD1 6AA  
TEL: 01597 827460

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

**Toby Shaw**

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September 2022 /  
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### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."