

SPACIOUS COMMERCIAL BUSINESS SPACE WITHIN THIS ICONIC LANDMARK BUILDING **TO LET**



Royal Welsh Warehouse | Newtown | Powys | SY16 1BJ

TSR
TOWLER SHAW ROBERTS

LOCATION

The property occupies a prominent, elevated position adjacent to the Newtown railway station and within a convenient walking distance of the main retail centre of Newtown and other amenities. The property is well located just off Old Kerry Road, and close to the main A489 Trunk Road, which in turn links to the Newtown bypass.

Newtown is centrally located in Mid Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles west of Shrewsbury and the M54 and 40 miles east of Aberystwyth and serves a wide catchment area.

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 Royal Welsh Warehouse is an iconic landmark building dating from 1879, originally built for Pryce Jones, founder of the world's first mail order business in 1859. The premises extend to circa 80,500 Sqft, with high ceilings and traditional features throughout.

The property has since been adapted and converted to provide flexible open plan commercial business space arranged 6 floors with onsite car parking. The property is currently let to a variety of tenants, with the accommodation currently available being located on the ground and second floor.

The accommodation is considered suitable for a variety of uses subject to planning.



ACCOMMODATION

GROUND FLOOR

<u>Ground Floor Suite West</u>	SQFT	SQM
Open Plan Area 1	4,811	447.03
Open Plan Area 2	1,056	98.14
Store 1	87	8.12
Store 2	46	4.32
Office	264	24.54
Total Approx.	6,264	582.15

SECOND FLOOR

<u>Second Floor</u>	SQFT	SQM
Open Plan Office	5186	481.82
Store 1	190	17.69
Office 2	442	41.08
Office 3	575	53.46
Office 4	1,266	177.66
Store 2	466	43.35
Store 3	185	17.25
Store 4	140	13.08
Total Approx.	8,450	785.03

Shared W/C Facilities

Shared Kitchenette Facilities



BUSINESS RATES

To be Reassessed.

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

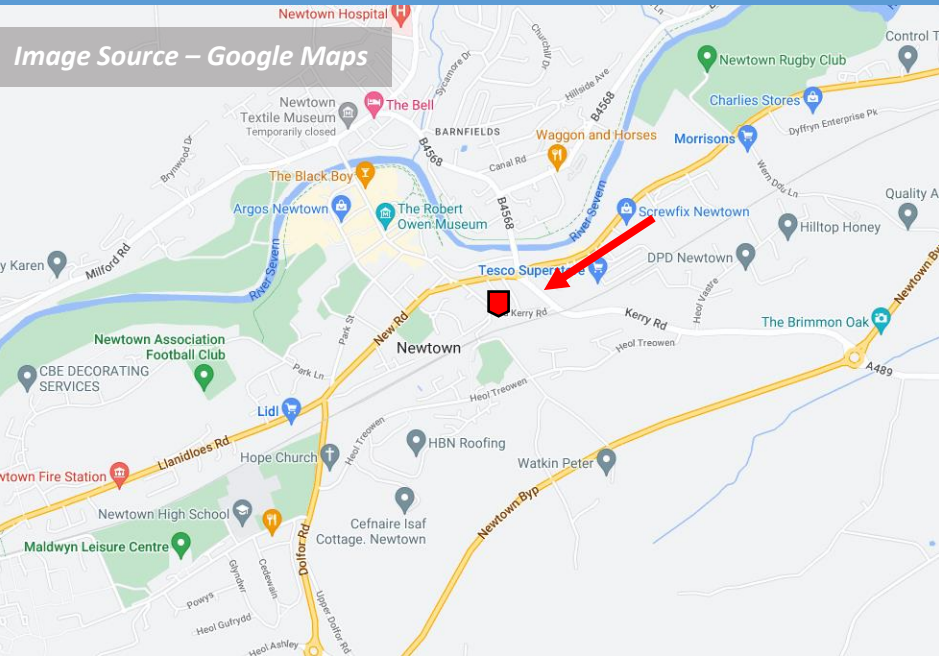
The premises are available To Let on a floor by floor basis on a new Tenant's apportioned full repairing and insuring lease on a term to be agreed.

RENT

Rent Upon Application

ENERGY PERFORMANCE RATING

Energy Performance Rating: TBC



LOCAL AUTHORITY

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

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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.
Tel: 01743 243900.

PLANNING

Interested parties are advised to make their own enquiries directly with the Local Planning Authority regarding their intended use for the property.

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

VAT

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

Toby Shaw

DDI: 01743 260880 Mobile: 07967721745

Email: toby.shaw@tsrsurveyors.co.uk



October 2022

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."