

# ATTRACTIVE RETAIL/OFFICE SPACE WITHIN POPULAR TOWN CENTRE SHOPPING CENTRE

# TO LET



**Bear Lanes Shopping Centre | Newtown | Powys |  
SY16 2QZ**

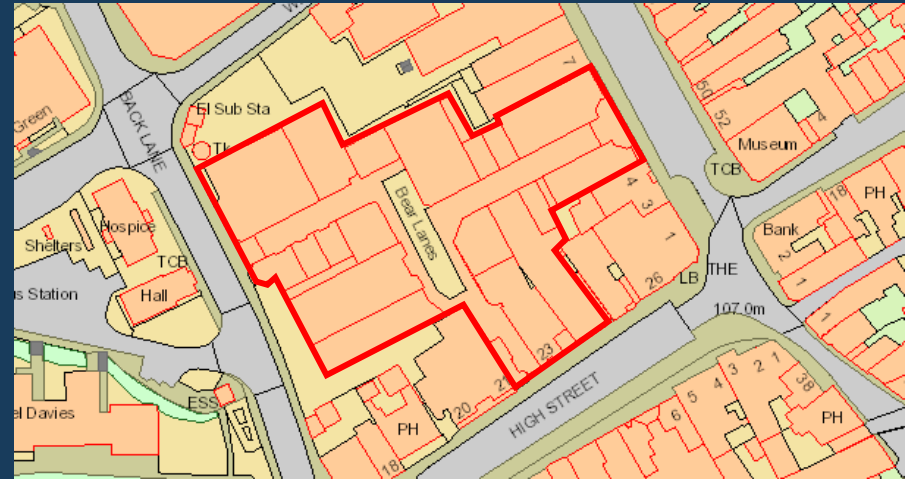


## LOCATION

Bear Lanes Shopping Centre is prominently located in the centre of Newtown and within walking distance of Newtown Train Station. The shopping centre has 3 well positioned entrances located on the High Street, Broad Street and Back Lane.

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.



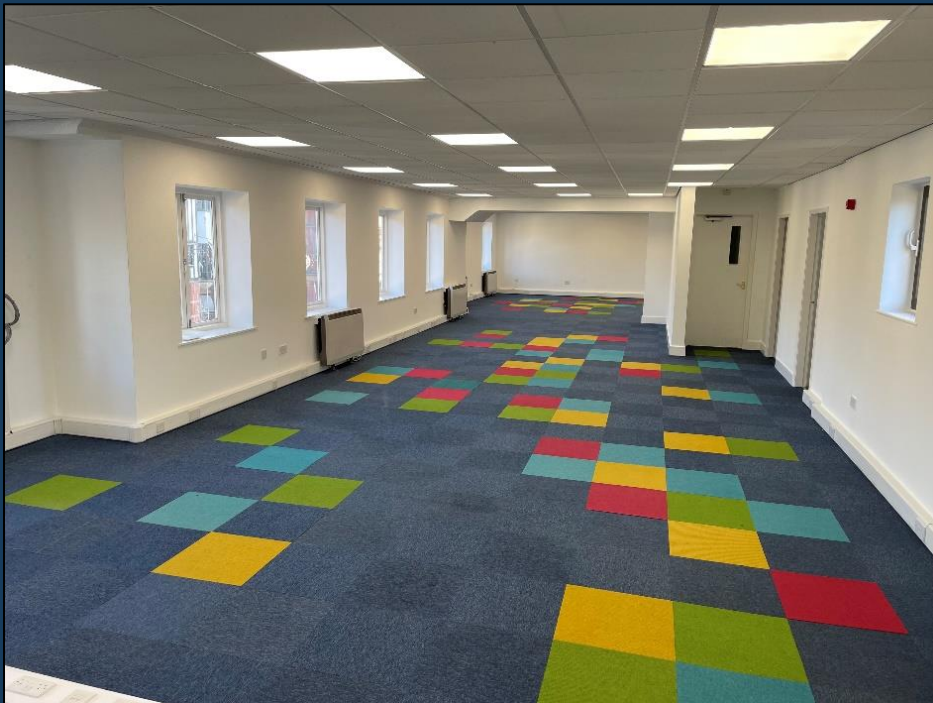
## DESCRIPTION

Bear Lanes Shopping Centre comprises of 20 self-contained Ground Floor retail units with First Floor storage, extending to approx. 34,559 Sqft. Tenants within the centre includes: New Look, Peacocks, The Works, Nationwide and a wide variety of other Local and National Businesses.

A variety of different units are available ranging from 400-2,515 Sqft with modern fitouts and large retail and storage units throughout. Each unit has an attractive glazed frontage benefitting from good footfall.

The second-floor office suite extends in total to approximately 1,588 sqft (147.6 sqm) and comprises a large open plan general office, with separate storage and W/C facilities.

The accommodation boasts carpeted flooring, suspended ceilings with inset lighting, low level perimeter trunking and electric heating. The offices are accessed via a separate entrance from Broad Street.



## ACCOMMODATION

### Unit 3

Description	Sqm	Sqft	Quoting Rent (pa)
Ground Floor	37.21	400	£6,630

### Unit 3A

Description	Sqm	Sqft	Quoting Rent (pa)
Ground Floor	36.51	392	£7,965
First Floor	89.08	958	

### Unit 5

Description	Sqm	Sqft	Quoting Rent (pa)
Ground Floor	134.01	1,442	£18,300
First Floor	99.67	1,073	

### Unit 7A

Description	Sqm	Sqft	Quoting Rent (pa)
Ground Floor	40.78	438	£8,860
First Floor	44.93	472	

### Unit 7C

Description	Sqm	Sqft	Quoting Rent (pa)
Ground Floor	49.47	532	£12,000
First Floor	44.96	484	

### Unit 10

Description	Sqm	Sqft	Quoting Rent (pa)
Ground Floor	113.18	1,218	£16,950
First Floor	108.52	1,186	

### Second Floor Offices

Description	Sqm	Sqft	Quoting Rent (pa)
Offices	135.11	1,454	£7,860
Storage	12.52	134	

## BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

<u>Unit</u>	<u>Description</u>	<u>Current Rateable Value</u>	<u>Rateable Value From April 1<sup>st</sup> 2023</u>
3	Shop and premises	£7,900	£8,300
3A	Shop and premises	£8,300	£8,700
5	Shop and premises	£17,250	£18,000
7A	Shop and premises	£8,800	£9,200
7C	Shop and premises	£12,000	£12,500
10	Shop and premises	£20,500	£21,250
2 <sup>nd</sup> Floor Offices	Office and Premises	£7,200	£7,800

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 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

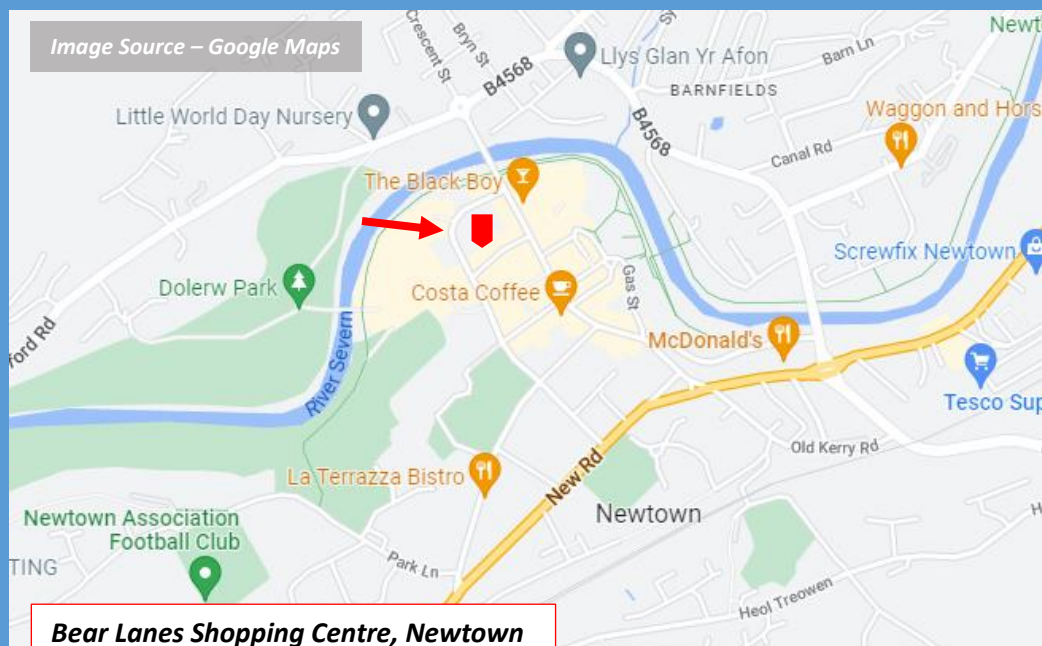
The unit is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a term to be agreed.

## RENT

From £6,500 to £18,300 per annum exclusive – payable quarterly in advance.



Image Source – Google Maps



**Bear Lanes Shopping Centre, Newtown**

## ENERGY PERFORMANCE RATING

Energy Performance Ratings are available from the selling agents upon request.

## LEGAL COSTS

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

## SERVICE CHARGE

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of Bear Lanes Shopping Centre. Further details are available upon request from the Letting Agents.

## LOCAL AUTHORITY

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

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has 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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.  
Tel: 01743 243900.

**Toby Shaw**

**DDI: 01743 260880 Mobile: 07967721745**

**Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)**



January 2023

## 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."