

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WELL-PRESENTED RETAIL UNIT IN POPULAR SHOPPING CENTRE



**UNIT 3A**  
**BEAR LANES**  
**SHOPPING CENTRE**  
**NEWTOWN**  
**POWYS**  
**SY16 2QZ**

- Well-presented self-contained ground floor retail unit with large first floor storage facilities extending to in total approx. 1,351 Sqft (125.59 Sqm)
- Versatile accommodation having an open plan retail area with attractive glazed display frontage and large storage facilities.
- Prominent location within Bear Lanes Shopping Centre with neighbouring tenants including New Look, Peacocks, The Works and Nationwide
- Available To Let on a new Lease. Rent: **£8,500** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## 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 providing good footfall throughout.

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 premises comprise a well-presented self-contained ground floor retail shop with large first floor storage facilities extending to in total approx. 1,351 Sqft (125.59 sqm). The unit is laid out to provide open plan accommodation with large glazed display frontage. The first-floor storage room is accessed via a rear corridor and provides large storage with the benefit of strip lighting and electric heating.

The unit has been fitted out to a modern standard with suspended ceiling with inset lighting, vinyl flooring and electric heating.

## Accommodation

Description	SQM	SQFT
<b>Ground Floor</b>		
Open plan retail area	36.51	392
W/C		
<b>First Floor</b>		
Storage	89.08	959
<b>Total</b>	<b>125.59</b>	<b>1,351</b>

## Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

## Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

## Rent

**£8,500** per annum exclusive, payable quarterly in advance.

## 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  
Current Rateable Value – £8,300  
Rateable Value From 1<sup>st</sup> April - £8,700

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*

## 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.

## Energy Performance Rating

Energy Performance Asset Rating: D (88)

## Planning

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 is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Landlord 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.

January 2023

## TSR House

**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
Tel: 01743 243900 Fax: 01743 243999

Also at

## Unit 8, Hollinswood Court

**Stafford Court, Telford, Shropshire TF3 3DE**  
Tel: 01952 210222 Fax: 01952 210219

Also at

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: 01902 421216 Fax: 01902 426234

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