

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN OFFICES IN CONVINIENT TOWN CENTRE LOCATION



SECOND FLOOR OFFICES

BEAR LANES
SHOPPING CENTRE

NEWTOWN

POWYS

SY16 2QZ

- Modern second floor offices extending to approx. 1,588 sqft (147.6 sqm) in open plan layout.
- Versatile accommodation having an open plan office area with storage and W/C 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: **£8,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

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 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

Description	SQM	SQFT
Open plan office space	135.08	1,453
Storage	12.52	135
Total	147.6	1,588

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

£8,000 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 – Office and premises
Current Rateable Value – £7,200
Rateable Value From 1st April - £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.

Energy Performance Rating

Energy Performance Asset Rating: D (82)



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.

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

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Important Notice

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