

# TO LET

95 HIGH STREET | NEWPORT | SHROPSHIRE | TF10 7AZ

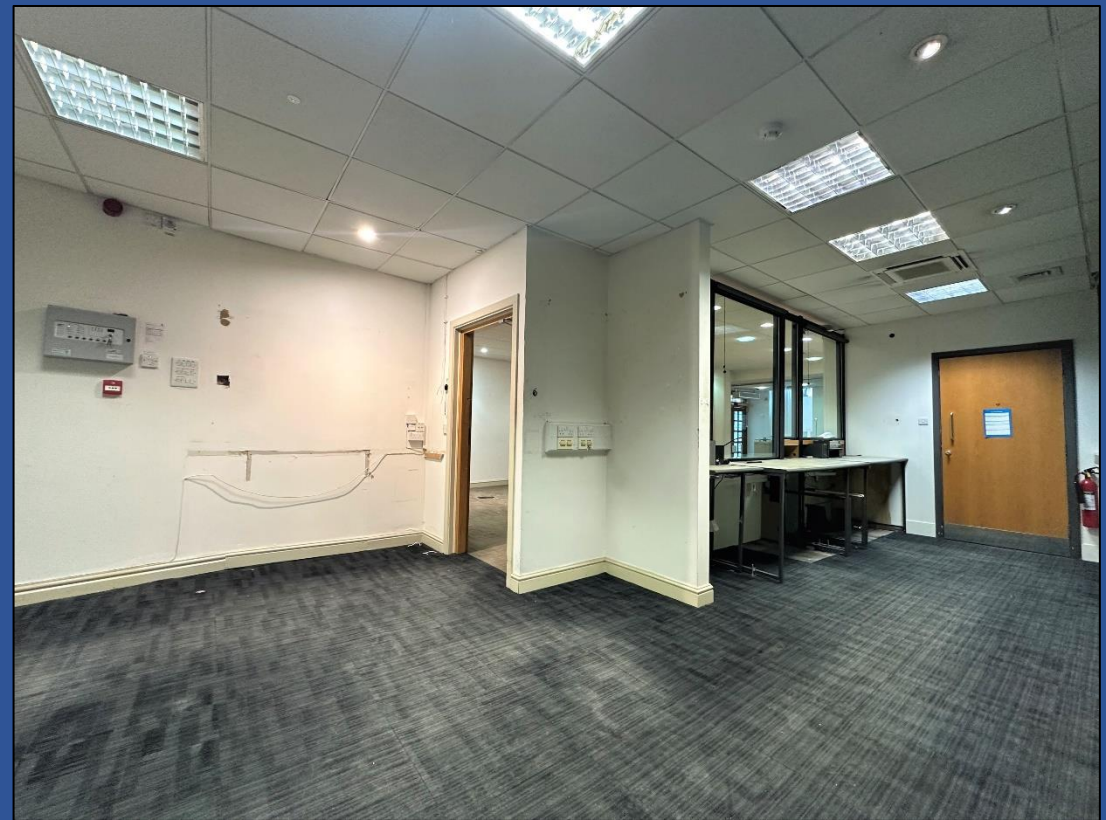
**TSR**  
TOWLER SHAW ROBERTS



**WELL APPOINTED FORMER BANK PREMISES WITH TWO  
SPACIOUS RESIDENTIAL APARTMENTS ON UPPER FLOORS**

## EXECUTIVE SUMMARY

- Attractive three-storey former bank premises extending to approx. 2,546 sqft (236.6 sqm) with two residential apartments on the upper floors.
- Extensive ground floor retail / business space accommodation suitable for a variety of uses (subject to planning).
- Two spacious self-contained 3 bedroom apartments arranged on the first and second floors with independent ground floor access leading to a walled garden area to the rear.
- Occupying a sought-after town centre location fronting High Street close to a range of amenities and public car parking.
- Available To Let on a new lease. Rent **£27,000** per annum exclusive.

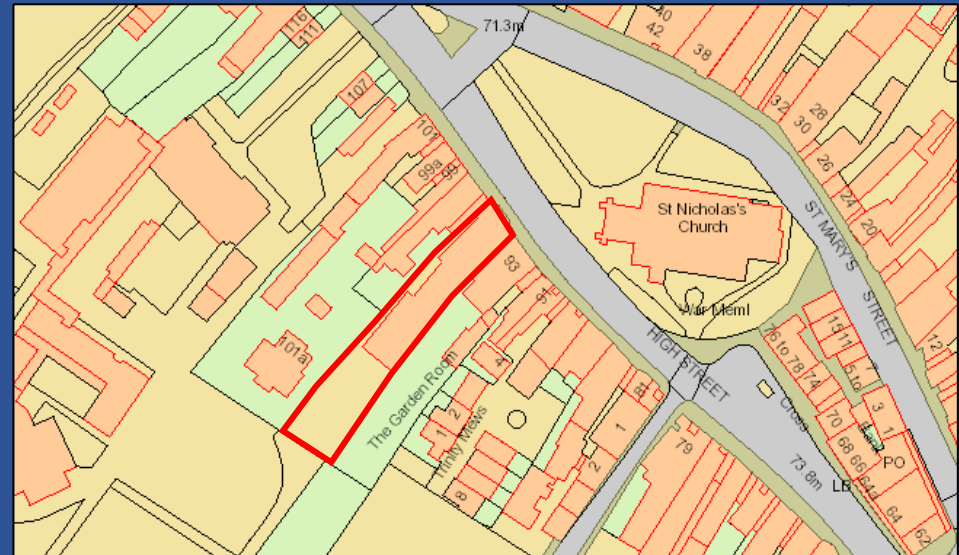


## LOCATION

This property occupies a highly sought after location in Newport town centre amongst a variety of national and independent traders including: Greggs, Boots Pharmacy and Tylers Electrical. On street car parking is available directly in front of the property, with various public car parks close by.

Newport is a busy and popular Market Town within the Telford and Wrekin conurbation, situated approximately 6 miles north of Telford, 25 miles north east of Shrewsbury and 10 miles north of the M54 motorway.

The town supports a range of national and independent retailers and is close to the world-renowned Harper Evans University supporting in excess of 4,000 students. On the fringe of the town centre is the new Newport Innovation Park which will provide a wealth of job opportunities as well as attracting inward investment to the local area.



## DESCRIPTION

The property comprises a substantial three storey period building providing a ground floor retail unit with attractive traditional frontage extending to approx. 2,546 sqft (236.6 sqm) with two separate self-contained residential apartments on the upper floors.

The ground floor premises comprise an open plan former banking hall to the front of the property, with offices, staff welfare facilities and W.C's to the rear. The property has been fitted to a modern standard having suspended ceilings with inset lighting and carpeted floor finishes.

The property until recently was occupied by Lloyds Bank and provides spacious and versatile accommodation suitable for a range of uses subject to planning.

The property includes two spacious apartments on the upper floors having independent ground floor access to the side from High Street. Front Apartment 1 is arranged over two floors and comprises a lounge, separate sitting room, kitchen and WC on the first floor with three generous sized bedrooms and bathroom on the second floor. The apartment retains a number of traditional features having high ceilings, traditional fireplaces and bay windows.

Rear Apartment 2 is also arranged over two floors and comprises a lounge, rear sitting room, kitchen and bathroom on the first floor with three bedrooms and WC on the second floor and having the benefit of gas fired radiator central heating and fitted carpeting throughout.

The property includes an attractive walled garden at the rear having a separate gated access.



## SERVICES

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

## PLANNING

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

The property is located within the Newport Town Centre Conservation Area.

## TENURE

The property is available To Let on a new Tenant's full repairing and insuring lease on terms to be agreed subject to 3 yearly upward only rent reviews.

## RENT

£27,000 per annum exclusive.



## ACCOMMODATION

	Sqft	Sqm
<b>Ground Floor Retail Unit</b>		
Banking Hall	711	66.09
Counter	547	50.87
Interview Room	154	14.34
Safe Room	205	19.07
Server Room	121	11.25
Store Room 1	191	17.83
Store Room 2	39	3.63
Staff Room	177	16.49
Office 1	95	8.87
Office 2	91	8.47
Office 3	85	7.91
Office 4	80	7.36
Store Room	47	4.42
<b>Total</b>	<b>2,546</b>	<b>236.6</b>



### Apartment 1

#### First Floor

Entrance Hallway  
 Living Room 1 – 4.88m x 4.29m  
 Living Room 2 – 4.87m x 4.73m  
 Kitchen – 4.57m x 2.88m  
 WC

#### Second Floor

Landing  
 Bedroom 1 – 4.69m x 3.20m  
 Bedroom 2 – 4.82m x 4.45m  
 Bedroom 3 – 4.36m x 4.86m  
 Bathroom

### Apartment 2

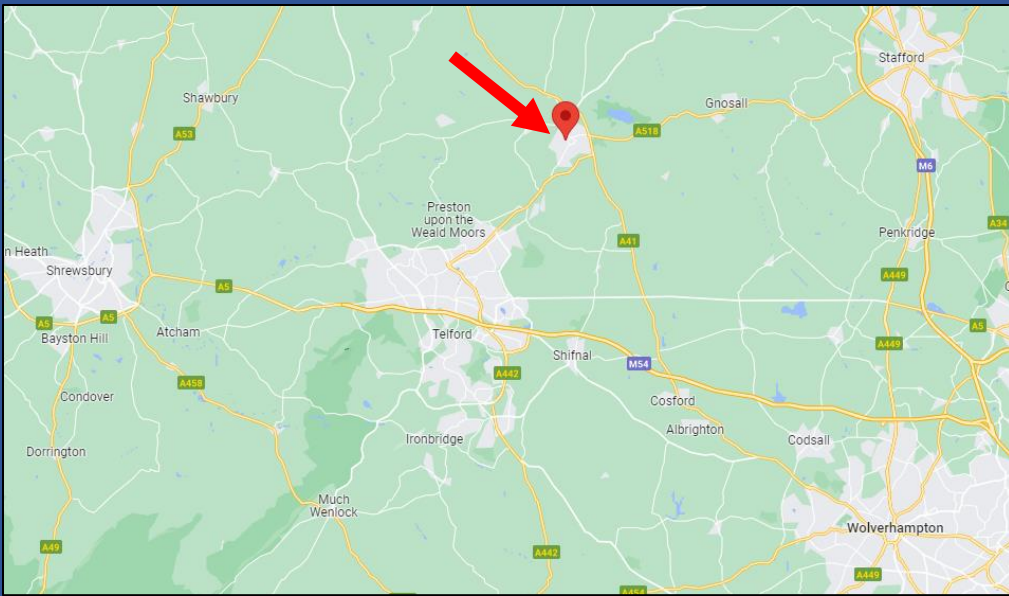
#### First Floor

Entrance Hallway  
 Living Room 1 – 4.59m x 5.16m  
 Kitchen – 3.53m x 3.25m  
 Rear Sitting Room – 5.76m x 4.59m  
 Bathroom

#### Second Floor

Landing  
 Bedroom 1 – 4.02m x 5.81m  
 Bedroom 2 – 4.69m x 6.55m  
 Bedroom 3 – 5.15m x 4.74m  
 WC





## ENERGY PERFORMANCE RATING

95 High Street (Ground Floor Retail Unit): E 102  
Apartment 1: TBC  
Apartment 2: D 64

## BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Bank and premises  
Current Rateable Value – £24,000

Apartments 1 & 2 are each currently assessed in Council Tax Band A.

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.

## VAT

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

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## LOCAL AUTHORITY

Telford and Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT.

## VIEWING/ FURTHER INFORMATION

Requests for further information, or to arrange inspection of the property should be made through the Sole Letting Agents. Please contact:

**Toby Shaw**

**DDI: 01743 260880 Mobile: 07967721745**

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



August 2023/Amended  
September 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."