

TO LET / FOR SALE - HIGH STREET RETAIL

# 35-36 BROAD STREET

Welshpool, SY21 7RR



- Welshpool is a historic market town located approximately 16 miles from Shrewsbury, with Welshpool train station a short distance away providing a rail service to Shrewsbury every hour.
- The town has a strong retail catchment, drawing from a large area within Mid Wales and Shropshire.
- The property is situated on the prime section of Broad Street, in close proximity to Boots, Costa, Greggs, and British Heart Foundation.
- Large town centre former fitted fashion unit.
- Potential for alternative uses (Subject to Planning).
- Offers for a sale of the freehold interest considered.
- Immediately available.

SAVILLS Bristol  
Embassy House  
Bristol BS8 1SB

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## Accommodation

The accommodation comprises the following approximate net internal areas:

Description	sq ft	sq m
Ground Floor - Sales	5,245	487.28
First Floor - Ancillary	4,503	418.34
<b>Total</b>	<b>9,748</b>	<b>905.62</b>

## Description

The premises provides a large ground floor sales area with a goods lift to a large first floor stock room. The unit benefits from rear servicing.

## Location

The premises occupies a prime position on Broad Street, directly opposite Greggs.

## Rent

On application.

## Terms

The premises are available on a new full repairing and insuring lease for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

## Costs

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

## EPC

C (68)

## Viewings

Strictly by prior arrangement with the appointed letting agent, Savills

## Business Rates

Rates payable: £26,273.50 per annum  
(based upon Rateable Value: £46,750)

A tenant may qualify for a 40% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability.



## Contact

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50 metres

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