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



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
Total	9,748	905.62

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

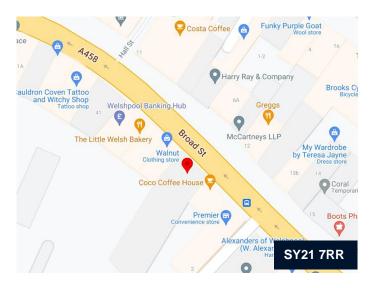
Business Rates

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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