



22 Maengwyn Street

Machynlleth, SY20 8DU

**1821 sq ft Retail in
Machynlleth to let**

1,821 sq ft
(169.18 sq m)

- Planning permission for Class A1 and A2 uses
- Ground floor and basement area to let
- Quoting rent £15,700 pax

Summary

Available Size	1,821 sq ft
Rent	£15,700 per annum
Rates Payable	£6,286.25 per annum
Rateable Value	£11,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Location

Machynlleth is a market town located in Powys, Wales approximately 18 miles north of Aberystwyth. Nearby occupiers include Co-Op Food, Barclays Bank and Spar.

Description

The subject property comprises former bank premises arranged over ground floor and basement located within a three storey mixed use property.

Accommodation

Name	sq ft	sq m	Availability
Ground - Sales Area	169.21	15.72	Available
Basement	77.56	7.21	Available
Total	246.77	22.93	

Terms

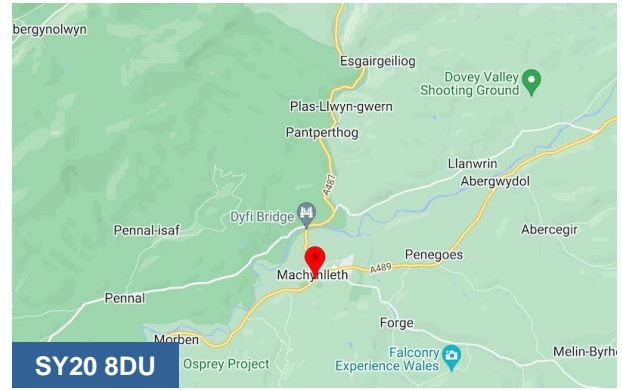
The property is available on the basis of a sub lease or assignment of the existing lease until expiry on 23 June 2025.

Planning

Enquiries with the Local Planning Authority indicate that the ground floor has the benefit of planning permission for Class A1 and A2 uses. Alternative uses will be considered subject to planning

Anti-Money Laundering Regulations

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.



Viewing & Further Information



Ben Davies

02920 346 311

ben.davies@coark.com



Huw Thomas

02920 346 312

huw.thomas@coark.com