

Halls¹⁸⁴⁵

TO LET/
FOR SALE

COMMERCIAL

OFFICE/RESIDENTIAL



PROMINENT TOWN CENTRE PROPERTY SUITABLE FOR OFFICE/RESIDENTIAL USE
5 TURNERS LANE, NEWTOWN, POWYS, SY16 2AU

- Total Net Internal Floor Area 76.36 sq m (822 sq ft)
- Good location just off Newtown High Street
- Attractive two storey property
- Suitable for a variety of uses, most recently been let out as residential accommodation

PRICE: Offers in the region of £90,000 (Exclusive)

RENT: £6,000 per annum (Exclusive)

hallsgb.com

01743 450 700

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LOCATION

The property is prominently located fronting onto Turners Lane which is located just off the High Street in Newtown. Newtown is an established market town in Mid Wales, where all local amenities are available.

The town is the largest town in Powys and has a population of 11,357 at the 2011 census. Newtown is situated approximately 14 miles south west of the town of Welshpool and approximately 33 miles west of the town of Shrewsbury.

DESCRIPTION

The property provides a two storey terrace property that would lend itself to a office or residential use (subject to statutory consents). The premises previously has been used as offices and most recently residential use which falls under User Class C3 of the Town and Country Planning Act for Wales.

The property is of traditional brick construction with a tiled roof which is arranged over 2 floors with a total net internal floor area of 76.36 sq m (822 sq ft).

The ground floor is arranged as one large open plan office with a kitchen point along with a corridor with toilets and storage. The first floor has 3 individual rooms which could be used as individual offices or 2 bedrooms and a living room depending on the use. The property benefits from a rear fire escape.



ACCOMMODATION

(All measurements are approximate only)

	SQ M	SQ FT
GROUND FLOOR	1,210	112.44
Office	24.91	268
Ancillaries	13	140
FIRST FLOOR	38.45	414
TOTAL	76.36	822

RENT

£6,000 per annum (Exclusive)

PRICE

Offers in the region of £90,000 (Exclusive)

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2021/22)	£3,050
Rates Payable (2021/22)	£1,522

VAT

The property is understood to benefit from planning consent for C3 (Residential) use under the Town and Country Use Classes Order.

Interested parties are advised to make their own enquiries to the local authority.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property is understood to benefit from user class E use.

EPC

E

SERVICES

(Not tested at the time of inspection)

The property is understood to be served by mains water and electricity.

LEGAL

Each party to bear their own legal costs incurred in documenting this transaction.

TENURE

The property is for sale with vacant possession, the property is held under title number CYM22954.

LOCAL AUTHORITY

Powys Council
Powys County Hall
Spa Road East
Llandrindod Wells
Powys
LD1 5LG

Telephone: 01597 827 460

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or



VIEWING

Viewing via the selling/letting agents:

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