

Halls¹⁸⁴⁵

TO LET/
FOR SALE

RETAIL UNIT

COMMERCIAL



SHOP UNIT (CURRENTLY ARRANGED AS 2 SHOP UNITS) WITH UPPERS AND 2 RESIDENTIAL FLATS AVAILABLE AS A WHOLE OR IN INDIVIDUAL PARTS SUITABLE FOR A VARIETY OF COMMERCIAL USES
[51-52 BROAD STREET, NEWTOWN, POWYS, SY16 2AU](#)

- Shop 1 (Former Corals unit) Ground Floor sales area with a Total Net Floor Area of approximately 1,427 ft sq (132.56 m sq) with ancillary accommodation
- Shop 2 (Former Club Sports unit) Ground Floor sales area with a Total Net Floor Area of approximately 582 ft sq (54.06 m sq) and upper floors
- Prominently located in the centre of the town of Newtown in the prime retail street of Broad Street
- There are 2 to bedroomed flats that can be let by separate negotiation

RENT:	£24,800 PER ANNUM(EXCLUSIVE) AS A WHOLE
SHOP 1 (FORMER CORALS):	£14,650 PER ANNUM(EXCLUSIVE)
SHOP 2 (FORMER CLUB SPORTS):	£10,180 PER ANNUM(EXCLUSIVE)
PRICE:	PRICE ON APPLICATION



LOCATION

The property is located fronting onto Broad Street in the town centre of Newtown. The property is prominently located and Broad Street serves as the prime retail location in the town. The property is located within proximity of all local amenities and in proximity of a variety of public car parks. The property is located in close proximity with the junction of Severn Street from Broad Street.

Newtown is an established market town and administrative centre with a significant catchment area, which is located approximately 33 miles south west of Shrewsbury and approximately 13 miles west of the town of Welshpool. The town benefits from a new bypass. The town is situated on the River Severn at the junction of the A489 and the A483.

DESCRIPTION

The property is currently separated into two lock up shop units that front onto Broad Street. Although arranged as two shop units currently and they can be let or purchased separately or as a whole..

The former Corals shop unit is arranged to provide a ground floor lock up shop unit with a Total Net Internal Sales Area of approximately 1,427 ft sq (132.56 m sq) with ancillary toilet and staffroom facilities and stores. The shop unit is accessed directly from Broad Street and there is also access from Severn Street.

The former Club Sports unit is arranged as a lock up shop unit over two floors with a Total Net Internal Sales Area of approximately 582 ft sq (54.06 m sq) with a first floor providing stores with a Total Net Internal Floor Area of approximately 678 ft sq (63.66 m sq) and a toilet. The shop unit is accessed directly from Broad Street.

The two shop units were originally one shop unit and they could be adapted to create one retail lock up shop unit.

There is available for letting by separate negotiation 2 two bed residential flats in the property ownership.

ACCOMMODATION

(All measurements are approximate)

	SQFT	MSQ
SHOP 1 (FORMER CORALS UNIT)		
GROUND FLOOR		
Sales Area	1,427	132.56
Three Toilets		
Staffroom	168	15.61
Stores	29	2.69
SHOP 2 (FORMER CLUB SPORTS)		
GROUND FLOOR		
Sales Area	582	54.06
FIRST FLOOR		
Stores	678	63.66
Toilet		

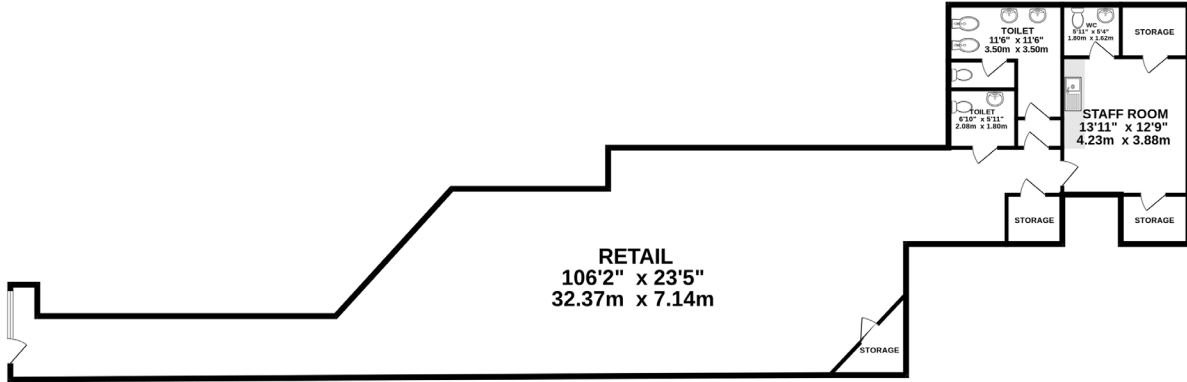
TO LET/FOR SALE

RETAIL UNIT



SHOP 1

GROUND FLOOR
1954 sq.ft. (181.6 sq.m.) approx.



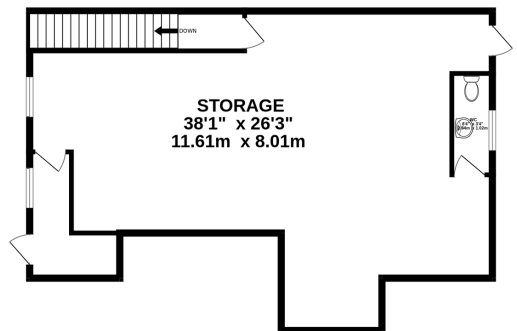
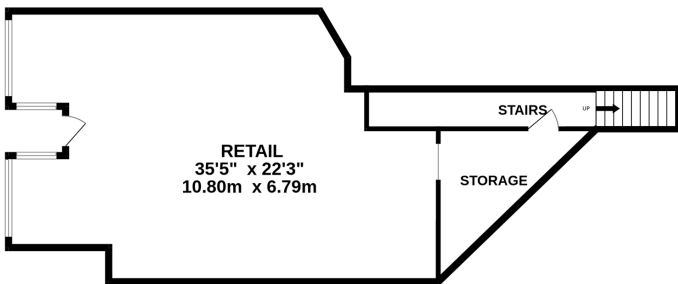
TOTAL FLOOR AREA : 1954 sq.ft. (181.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SHOP 2

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.

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RENT

Whole property £ 24,800 per annum(exclusive) as a whole
 Shop 1 (Former Corals) £ 14,650 per annum(exclusive)
 Shop 2 (Former Club Sports) £ 10,180 per annum(exclusive)

PRICE

Price On Application

TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a term by negotiation with rent reviews at three yearly intervals. The property is also available freehold with vacant possession as a whole or in part.

PLANNING

Prospective tenants/purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for use class A1 (Retail) of the Town and Country Use Classes Order.

RATEABLE VALUE

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

Shop1 (Former Corals)	
Rateable Value (2021/22)	£9,300
Rates Payable (2021/22)	£4,641
Shop 2 (Former Club Sports)	
Rateable Value (2021/22)	£14,000
Rates Payable (2021/22)	£6,986

However, interested parties should make their own enquiries to the local authority.

EPC

51 Broad Street

Energy rating: D

Valid until 6 March 2033

Certificate number: 9821-1758-8542-0371-2851

52 Broad Street

Energy rating: D

Valid until 6 March 2033

Certificate number: 9806-1542-5310-4813-1741

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SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity and drainage are connected to the two shop units.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs in granting the lease.

VAT

The property is understood to be elected for VAT and therefore VAT is payable on the rent.

LOCAL AUTHORITY

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

Telephone: 01597 827460



VIEWING

Viewing via the agents:

James Evans

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Commercial Department

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01743 450 700

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