

Halls<sup>1845</sup>

COMMERCIAL

TO LET/  
FOR SALE

SHOP UNIT  
WITH UPPERS



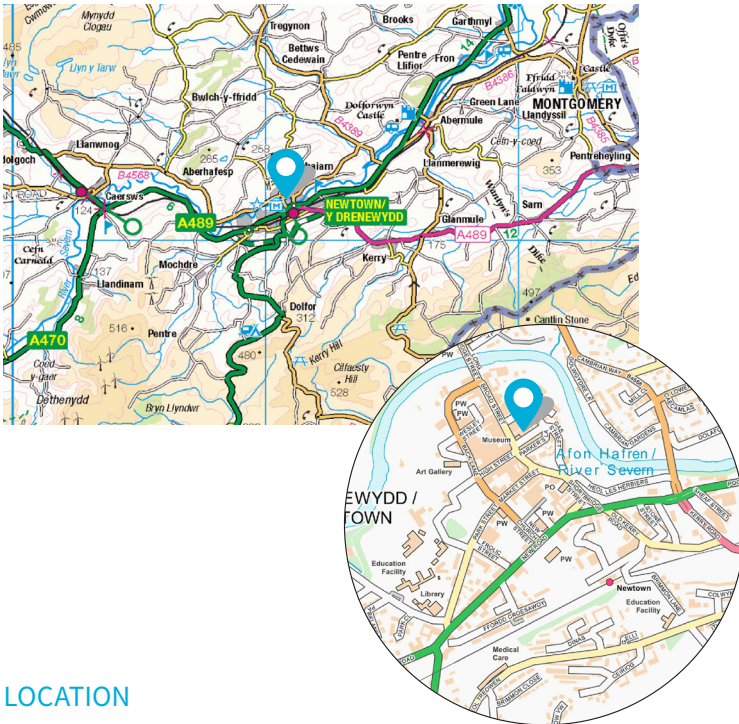
SHOP UNIT WITH UPPERS SUITABLE FOR A VARIETY OF COMMERCIAL USES

4 SEVERN ST, NEWTOWN, POWYS, SY16 2AQ

- Ground floor sales area with a Total Net Floor Area of approximately 350 ft sq (32.5 m sq)
- Two upper floors providing offices/stores with a Total Net Internal Floor Area of approximately 1,672 ft sq (155.25 m sq)
- Suitable for a variety of commercial uses subject to statutory consents
- Located in the centre of the town of Newtown

RENT: £8,700 PER ANNUM (EXCLUSIVE)

PRICE: UPON APPLICATION FROM THE AGENTS



## LOCATION

The property is located fronting onto Severn Street in the town centre of Newtown. 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 with 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 comprises of a three storey property that has until recently been used as a tattooist, the property would lend itself to a variety of commercial uses, subject to statutory consents.

The property is arranged is arranged to provide a ground floor sales area and upper floors that provide offices/business spaces with stores. The ground floor of the property provides a Total Net Internal Floor Area of approximately 350 ft sq (m sq).

The first floor is arranged to provide two rooms with toilet facilities and provides a Total Net Internal Floor Area of approximately 621 ft sq (57.66 m sq) and stores on the second floor with a Total Net Internal Floor Area of approximately 1,051 ft sq (97.63 m sq).

The property provides flexible accommodation that would lend itself to a variety of commercial uses in a town centre location with access to all local amenities.

## ACCOMMODATION

(All measurements are approximate)

	SQFT	MSQ
<b>GROUND FLOOR</b>		
Sales Area	350	32.51
<b>FIRST FLOOR</b>		
Landing	190	17.65
Room 1	209	19.41
Room 2	222	20.62
Toilet		
<b>SECOND FLOOR</b>		
Stores	1,051	97.63



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## RENT

£8,700 per annum (Exclusive) per annum to be paid quarterly in advance by standing order.

## PRICE

Upon application from the agents

## 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 available freehold with vacant possession

## PLANNING

Prospective tenants should rely on their own enquiries.

The property is understood to benefit from planning consent for use class Sui Generis of the Town and Country Use Classes Order.

The property would lend itself to a variety of commercial uses, subject to any statutory consents.

## RATEABLE VALUE

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

Rateable Value (2022/23)	£4,750
Rates Payable (2022/23)	£2,370

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

## EPC

To order

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity (including three phase) and drainage are connected to the property.

## LEGAL COSTS

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

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 her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give

## VAT

The property is understood not to be elected for VAT and therefore VAT is not 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

07792 222 028

E: james.evans@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com



01743 450 700

any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.