



Glynton Warehouse & Yard, Henfaes Lane, Y Trallwng, SY21 7BE

Commercial unit with a commercial yard

Summary

Tenure	To Let
Available Size	2,130 sq ft / 197.88 sq m
Rent	£12,000 per annum
Rates Payable	£1,571.85 per annum
Rateable Value	£3,150
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Key Points

- Located in established commercial area of the town of Welshpool
- Total Site Area approximately 0.15 acres(0.06 hectares)
- Total Gross Internal Floor Area of unit approximately 2,130 ft sq (197.86 m sq)
- Suitable for a variety of commercial uses

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DESCRIPTION

The property provides an attached commercial unit with an external yard area. The commercial unit provides a Total Gross Internal Floor Area of approximately 2,130 ft sq (197.86 m sq). The unit is of traditional steel framework clad to the elevations in blockwork under a dual pitched roof cover. The unit has an eaves height of approximately 5.29 metres and has an up and over door with a width of approximately 4.92 metres.

The property has a commercial yard area as shown on the plan in these particulars. The yard has a hardcored surface and the property sits in a Total Site Area of approximately 0.15 acres (0.06 hectares).

The property is accessed directly from Henfaes Lane.

LOCATION

The property is situated fronting onto Henfaes Lane in an established commercial quarter of the town of Welshpool. The property forms part of the Henfaes Lane Industrial Estate. The surrounding occupiers include Kenton Jones, Technocover, Sidoli's and the Potter Group.

The property is situated approximately 0.5 miles from Welshpool town centre, where all local amenities are available.

Welshpool is a market town and community in Powys, Wales, historically in the county of Montgomeryshire. The town is four miles (six kilometres) from the Wales-England border and low-lying on the River Severn. The community, which also includes Cloddiau and Pool Quay, has a population of 6,664 (as of the 2011 United Kingdom census), with the town having 5,948. There are many examples of Georgian architecture within the town. Powis Castle is located to the north.

TERMS

The property is available on a new lease for a 3 year term on a Tenants full repairing and insuring basis. The lease will be excluded from the Landlord and Tenant Act 1954 Part II.

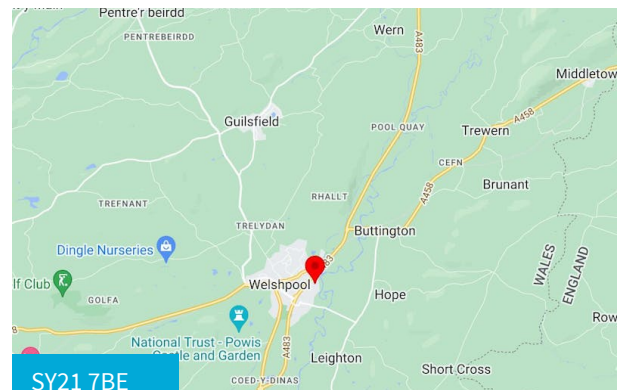
PLANNING

The property is understood to benefit from commercial use falling within Use Class B. The property would lend itself to a variety of commercial uses.

SERVICES

(not tested at the time of our inspection)

The property is understood to benefit from mains electricity (three phase). The property could potentially have a water supply further details from the letting agents upon request.



Viewing & Further Information JAMES EVANS

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