

**FOR SALE/  
TO LET**

OFFICES/POTENTIAL RESIDENTIAL DEVELOPMENT  
OPPORTUNITY, (SUBJECT TO STATUTORY CONSENTS)  
11C BROAD STREET, WELSHPOOL, POWYS, SY21 7SD

**Halls** 1845

COMMERCIAL



**TWO STOREY MID TERRACED PROPERTY IN THE TOWN CENTRE OF WELSHPOOL CURRENTLY PROVIDING TOTAL GROSS INTERNAL FLOOR AREA OF OFFICE ACCOMMODATION OF 1,969 FT SQ (182.96 M SQ) WITH POTENTIAL FOR ALTERNATIVE USES INCLUDING RESIDENTIAL CONVERSION, SUBJECT TO STATUTORY CONSENTS**

- Two floors of offices- Total Gross Internal Floor Area of 1,969 ft sq (182.96 m sq)
- Town centre location off Broad Street
- Suitable for a variety of uses (subject to statutory consents)

**PRICE:** Offers in excess of £125,000 (Exclusive)

**RENT:** £10,000 per annum (Exclusive)

# FOR SALE

## OFFICES/POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY, (SUBJECT TO STATUTORY CONSENTS)

### SITUATION

The property is located in a pedestrian link off Broad Street in the centre of the town of Welshpool. The property is located at the rear of WH Smith.

Broad Street serves as the prime retail street in the town of Welshpool with a number of national multiples including Greggs, Boots and Costa.

Welshpool is an established market town and administrative centre with all local amenities. The town had a population of 6,664 at the 2011 Census.

Welshpool is situated approximately 19.5 miles from Shrewsbury, 15 miles from Oswestry and 14 miles from Newtown. The town is located at the junction of the A458, A483 and A490.

### DESCRIPTION

The property comprises of a two storey property that is currently arranged to provide office accommodation with a Total Gross Internal Floor Area of office accommodation of approximately 1,969 ft sq (182.96 m sq). The property provides offices and welfare facilities.

The property is of traditional construction and benefits from a courtyard area at the side of the property.

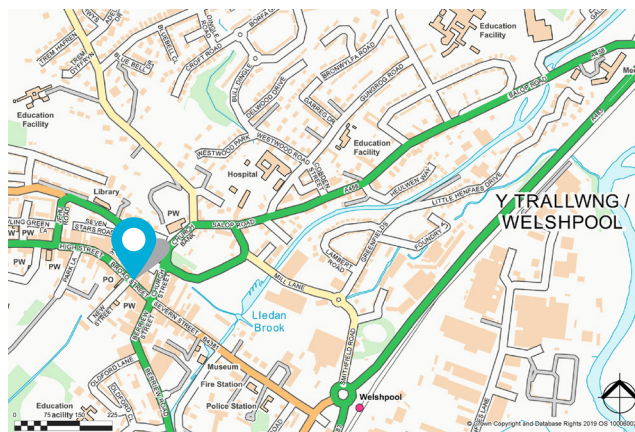
It would lend itself to a variety of potential uses (subject to statutory consents) including potential residential use.

### ACCOMMODATION

(All measurements are approximate only)

	SQ FT	M SQ
<strong>GROUND FLOOR</strong>		
Total Gross Internal Floor Area	985	91.48
<strong>FIRST FLOOR</strong>		
Total Gross Internal Floor Area	985	91.48

External Bin/Yard Area



### PLANNING

Prospective purchasers should make their own enquiries to the local planning authority.

The property is understood to benefit from planning consent for use as offices falling within Use Class B1 of The Town and Country Use Classes Order 1987, now Class E.

The property would lend itself to a variety of potential alternative uses subject to statutory consents including potential residential consent

### PRICE

Offers in excess of £125,000 (Exclusive)

### RENT

£10,000 per annum (Exclusive)



# FOR SALE

## OFFICES/POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY, (SUBJECT TO STATUTORY CONSENTS)

### TENURE

The property is offered for sale Freehold with vacant possession.

Alternatively the property is offered to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation.

### RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2020/21): £TBC

Rates Payable (2020/21): £TBC

### LEGAL COSTS

In respect of a sale of the property each party is to be responsible for their own legal costs.

In respect of any granting of any letting, the incoming tenant is to be responsible for the landlords

### SERVICES

We understand that mains water, electricity and drainage are connected to the property. The property is heated by electric storage heaters.

### LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East,  
Llandrindod Wells, Powys, LD1 5LG  
Telephone: 01597 827460

### VAT

All figures and rents quoted in these particulars are exclusive of VAT. The property is understood not to be elected for VAT.

### EPC

The property has an EPC rating of D



### VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

James Evans 07792 222 028  
E: james.evans@hallsgb.com

Ben Hughes 07795 486 267  
E: benh@hallsgb.com

Lucy Wilde 07538 912 096  
E: lucyw@hallsgb.com

Sarah Davies  
E: sarahd@hallsgb.com



01743 450700

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 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.