



Roger  
Parry  
& Partners

13 Broad Street, Welshpool, Powys, SY21 7SD

12a, 13a, 13b & 13c Hopkins Passage, Welshpool, SY21 7SE

13 Broad Steet, 12a Hopkins Passage, 13a Hopkins Passage, 13b Hopkins Passage & 13c Hopkins Passage, Welshpool  
Guide Price: £189,950

An exciting opportunity to acquire a portfolio of commercial and residential properties in Welshpool Town Centre which comprise of a retail unit on Broad Street, two retail units on Hopkins Passage and two maisonettes accessed from Hopkins Passage. The commercial properties are let on Landlord & Tenant Act tenancies and one maisonette is let on an Assured Shorthold Tenancy. The second maisonette is in need of complete renovation.

The properties generate an income of £15,652 per annum which could be further increased by renovation of the maisonette 12a Hopkins Passage.

**13 Broad Street** - Retail Unit extending to 26m<sup>2</sup> (approx.) let on a 2 year lease to the Groom Room

**13a Hopkins Passage** - 2 bed maisonette let on an Assured Shorthold Tenancy

**13b Hopkins Passage** - Retail Unit extending to 23m<sup>2</sup> (approx.) Let on a 1 year lease to Derwen Antiques.

**13c Hopkins Passage** - Retail Unit extending to 10m<sup>2</sup> (approx.) let on a 1 year lease to Vintage Style

**12a Hopkins Passage** - 2 bedroom maisonette requiring complete renovation. Currently vacant.

Please contact the Selling agent for full lease details.



EPC:

13 Broad Street : EPC Rating G

12a Hopkins Passage: TBC

13a Hopkins Passage: EPC Rating E

13b Hopkins Passage: EPC Rating C

13c Hopkins Passage: TBC

SERVICES

Mains Water. Mains Electricity. Mains Drainage.

METHOD OF SALE

For sale by private treaty.

TENURE

The property will be sold subject to the existing tenancies.

LOCAL AUTHORITY

Powys County Council

Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.



13a Hopkins Passage



13a Hopkins Passage

## Directions:

From The Cross in the centre of Welshpool head onto Broad Street. Number 13 (The Groom Room) can be seen on your right and Hopkins Passage is accessed through the archway to the side of The Groom Room.

## Viewing arrangements

Viewings on appointment only with the Selling Agent.

## For further details contact:

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.