





38, 38a and 39 Broad Street, Welshpool, SY21 7RR
Price Guide £175,000

A rare opportunity to acquire a prominent Grade II listed property in the heart of Welshpool, comprising of two ground-floor retail units with useful office accommodation behind and above. The property is partially let and therefore provides the opportunity to increase the rental income or owner occupation.

The property is located on the main high street in the town centre and small retail units are highly sought-after. The offices would be suitable for conversion to residential use, subject to gaining the correct planning approvals.



Description

38, 38a and 39 Broad Street, Welshpool offers a range of commercial properties as an investment opportunity or owner occupied.

38 Broad Street

Retail unit with frontage onto Broad Street extending to 26m² (284ft²) and is currently vacant.

39 Broad Street

Retail unit with frontage onto Broad Street extending to 22.38m² (240ft²) and let on a lease with incoming rent of £6,500 per annum.

Offices, 38a Broad Street

The layout of the offices spread over 2 floors means they could be let individually or as one larger office unit. The office space amounts to approximately 71m² plus additional 2nd floor storage space, 3 WCs and kitchen. The property is currently vacant. The second floor is divided into rooms which are suitable for storage. Access is via a door from Broad Street.

Services

Mains electric, mains sewerage and mains water.

Method of Sale

The property is to be sold by Private Treaty

Local Authority

Powys County Council

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.

Plans, Areas and Schedules

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Floor Plan
(not to scale - for identification purposes only)

Indicative Floor Plan



General Services:

Local Authority: Powys County Council

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From The Cross in the centre of Welshpool head up Broad Street towards the Town Hall. The property can be seen on your left, opposite the Pinewood and by the zebra crossing.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499



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.