

NEWTOWN

**3-4 BROAD STREET
SY16 2LU**

**RETAIL UNIT AVAILABLE BY WAY
OF A NEW LEASE**

Subject to Vacant Possession



Location

Newtown is the largest town in the county of Powys, located approximately 55 miles to the South West of Chester, 43 miles East of Aberystwyth and 32 miles South West of Shrewsbury.

The property is located on Broad Street in the heart of the town close to the junction with High Street and Shortbridge Street. Other retailers located close by include **Costa, Boots, Peacocks** and **WH Smiths** amongst others.

Accommodation

The property is arranged over ground and basement levels with the following approximate areas:

Ground Floor	1,908 sq ft	177.26 sq m
Basement Stores	156 sq ft	14.49 sq m

These floor areas have been provided by a third party and will need to be verified by interested parties.

Lease/Rent

Subject to Vacant Possession, the property is available by way of a new full repairing and insuring lease at a rent of **£29,000 per annum exclusive**.

EPC

The Energy Performance asset rating is Band D91. A full copy of the EPC is available for inspection if required.

Business Rates

Verbal enquiries to Council confirm the property is assessed as follows:

Rateable Value £27,000

Interested parties are advised to make their own enquiries to Powys Council on 0845 602 7030.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

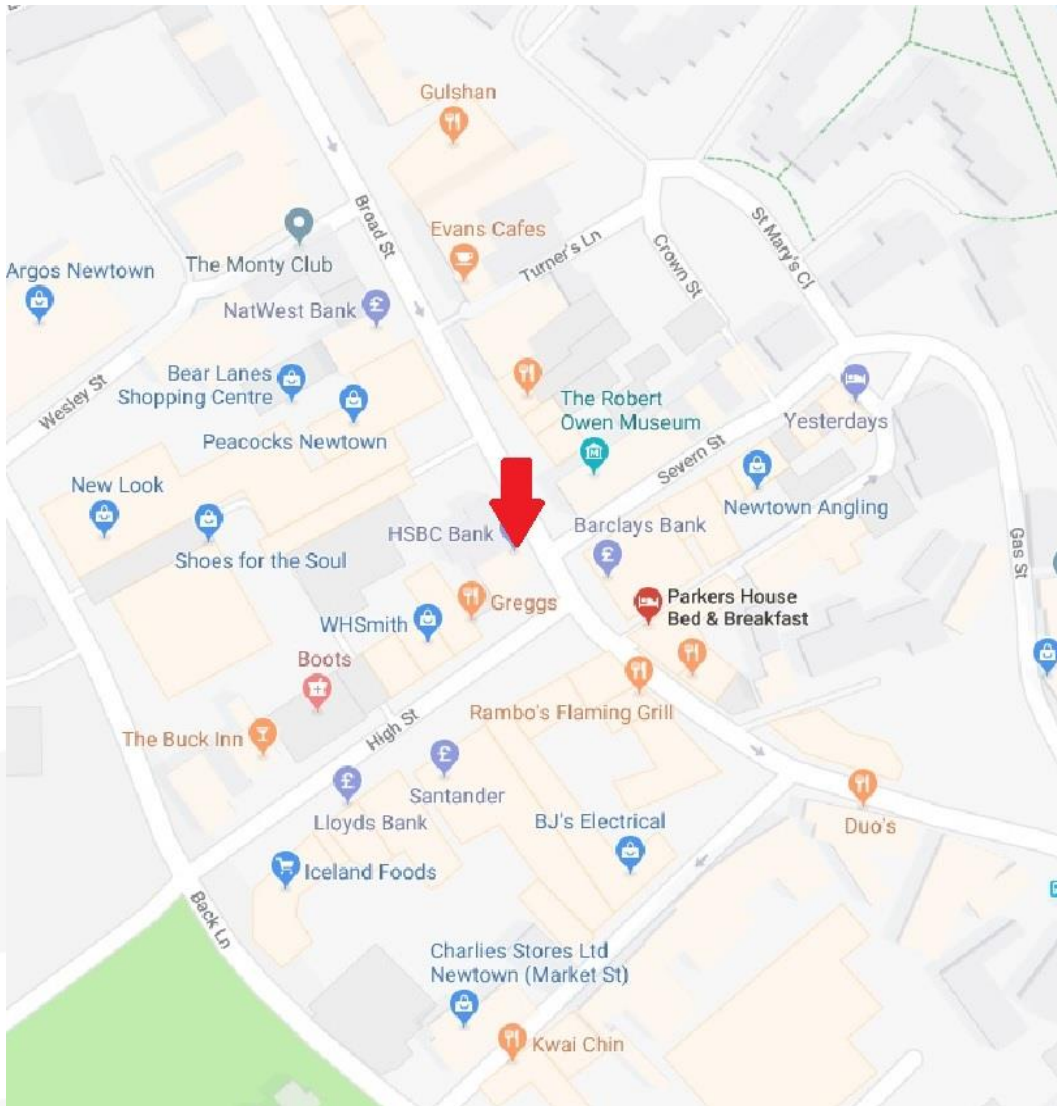
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725

llyr@emanueloliver.com

or our joint agents, Calan Retail on 029 2037 3933.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.