



## TO LET

### DOLANOG HOUSE, WELSHPOOL. SY21 7AR

- Within main Mid Wales town, well placed for Shrewsbury and in highly accessible position.
- A range of suites available between approx. 100 sq.ft. upwards to apprx. 10,000 sq.ft., with on-site parking and passenger lift.
- Close to town centre parking provisions.
- Contact Oswestry Office - 01691 659659, [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)  
Or Joint Agents: Bulleys Bradbury- 01952 292233

## LOCATION

Welshpool is a main Mid Wales market town, close to the English border, around 18 miles from Shrewsbury and equidistant between Newtown and Oswestry. The town has a large range of shops, banks and commercial enterprises, and these premises are situated on the main Severn Road which runs between the by-pass and town centre, and virtually opposite the Powys County Council offices for this North Powys region. The town centre shops are 100m away.

## Car Parking

There is a substantial on site car parking provision for the tenants of the building and the nearby Tesco and Morrisons Store have public car parks, in addition to two other large surface town centre car parks.

## DESCRIPTION

Office suites of various sizes with carpeting, generally suspended ceilings, radiators, entrance foyer and each floor served by a passenger lift (disability type). The landlords are in the process of dividing up the larger suites so that they can be let in smaller suites between 400 and 600 sq.ft. upwards.

<b>Ground Floor</b>		
Suite A	47.10 m.sq.	507 sq.ft.
<b>First Floor</b>		
Front		
Suite 1	38.89 m.sq.	419 sq.ft.
Suite 2	39.82 m.sq.	429 sq.ft.
Suite 3	42.81 m.sq.	461 sq.ft.
Suite 4	26.50 m.sq.	285 sq.ft.
Suite 5	39.01 m.sq.	420 sq.ft.
Suite 6	25.28 m.sq.	273 sq.ft.
Suite 7	21.03 m.sq.	226 sq.ft.
<b>Total</b>	<b>233.34 m.sq.</b>	<b>2512 sq.ft.</b>
Rear	170.88 m.sq.	1`839 sq.ft.
<b>Second Floor</b>		
Front	278.00 m.sq.	2991 sq.ft.
Rear		
Suite 1	9.47 m.sq.	102 sq.ft.
Suite 2	51.24 m.sq.	551 sq.ft.
Suite 3	13.07 m.sq.	141 sq.ft.
Suite 4	39.40 m.sq.	424 sq.ft.
Suite 5	42.41 m.sq.	457 sq.ft.
Suite 6	39.96 m.sq.	430 sq.ft.
Suite 7	11.17 m.sq.	120 sq.ft.
<b>Total</b>	<b>206.72 m.sq.</b>	<b>2225 sq.ft.</b>

**RENT AND LEASE TERMS** - The premises are offered to let on a new full repairing and insuring basis, subject to regular rent reviews and with service charge, with the ingoing tenant being asked to be responsible for the landlord's

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reasonable legal costs in connection with the granting of the lease or leases. Competitive rates from only £5 psf plus VAT. Terms by negotiation.

**BUSINESS RATES** - The premises are currently part assessed, and the agents will be able to give a guide for the individual suites.

**EPC**

Rating 'D'. Full report and recommendations available on request.

**VIEWING**

Please contact the joint agents: Celt Rowlands & Co. 01691 659659 or Bulleys Bradbury 01952 292233.

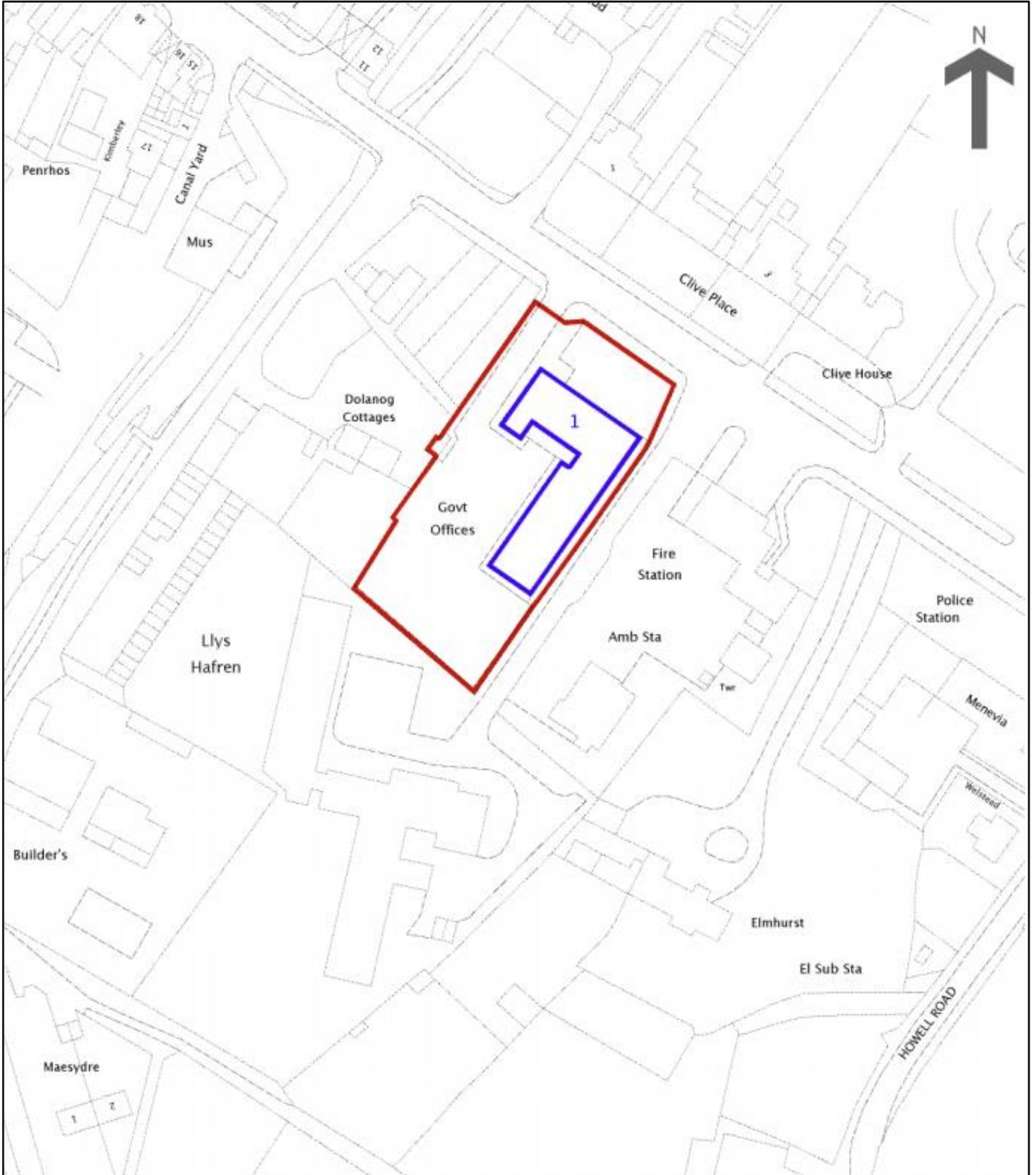


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