



## TO LET

### 25 BROAD STREET, WELSHPOOL. SY21 7RW

- Prominently position in main shopping street near busiest section at crossroads with Church Street/Berriew Street traffic lights.
- Ground floor of approximately 1530 sq.ft. trading area, with double glazed frontage.
- VIEWING: Celt Rowlands & Co. 01691 659659.

## LOCATION

Welshpool is one of the principal Mid Wales market towns, with well established centre, range of shopping facilities, supermarkets and town centre car parking. The resident population is approximately 5,940 (2021 Census), and the retail catchment is substantially greater than this, drawing from a large area within Mid Wales and Shropshire. Shrewsbury is approximately 14 miles to the north east. The town has a railway station, and a small regional airport.

These premises are situated in a prominent position, only a door or so away from the traffic lights junction with Church Stret and Berriew Street, in the busier section of Broad Street, regarded as the prime shopping pitch near to Costa, Greggs, British Heart Foundation, One Stop and Boots.

## DESCRIPTION

The property comprises a three storey building with lock up shop unit with fully glazed shop front. Access to the upper floors is from a rear yard, with potential for conversion to alternative uses, subject to permissions. The building is Grade II Listed, and affords the following accommodation.

<b>Ground Floor Sales of</b>	1530 sq.ft.
<b>First Floor Offices and Storage</b>	1035 sq.ft.
<b>Second Floor Stores</b>	590 sq.ft.

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<b>Total Net Internal Area Approx.</b>	<b>3155 sq.ft. / 293.10 m.sq.</b>
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Please note that the agents have been provided with these floor areas, and they are in the process of being checked.



## TERMS OF OFFER

The property is offered to let for a term of years to be agreed, with the ingoing tenant being asked to contribute towards the landlord's reasonable legal costs in connection with the granting of the lease.

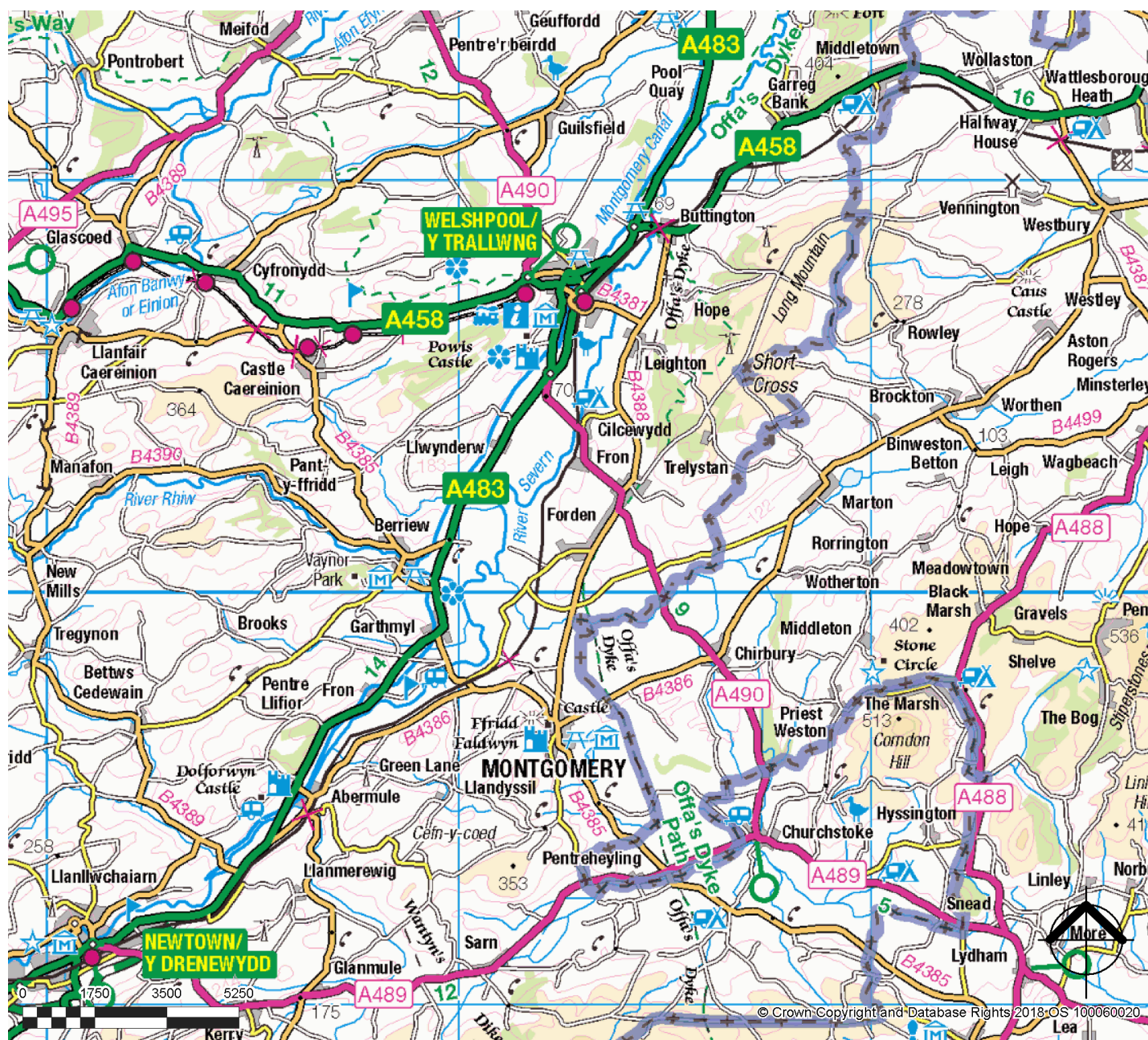
## BUSINESS RATES

The building has a rateable value of £20,000, and interested parties should speak to the Local Council – Powys County Council 01938 222222. These details are provided as a general guide only and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details.



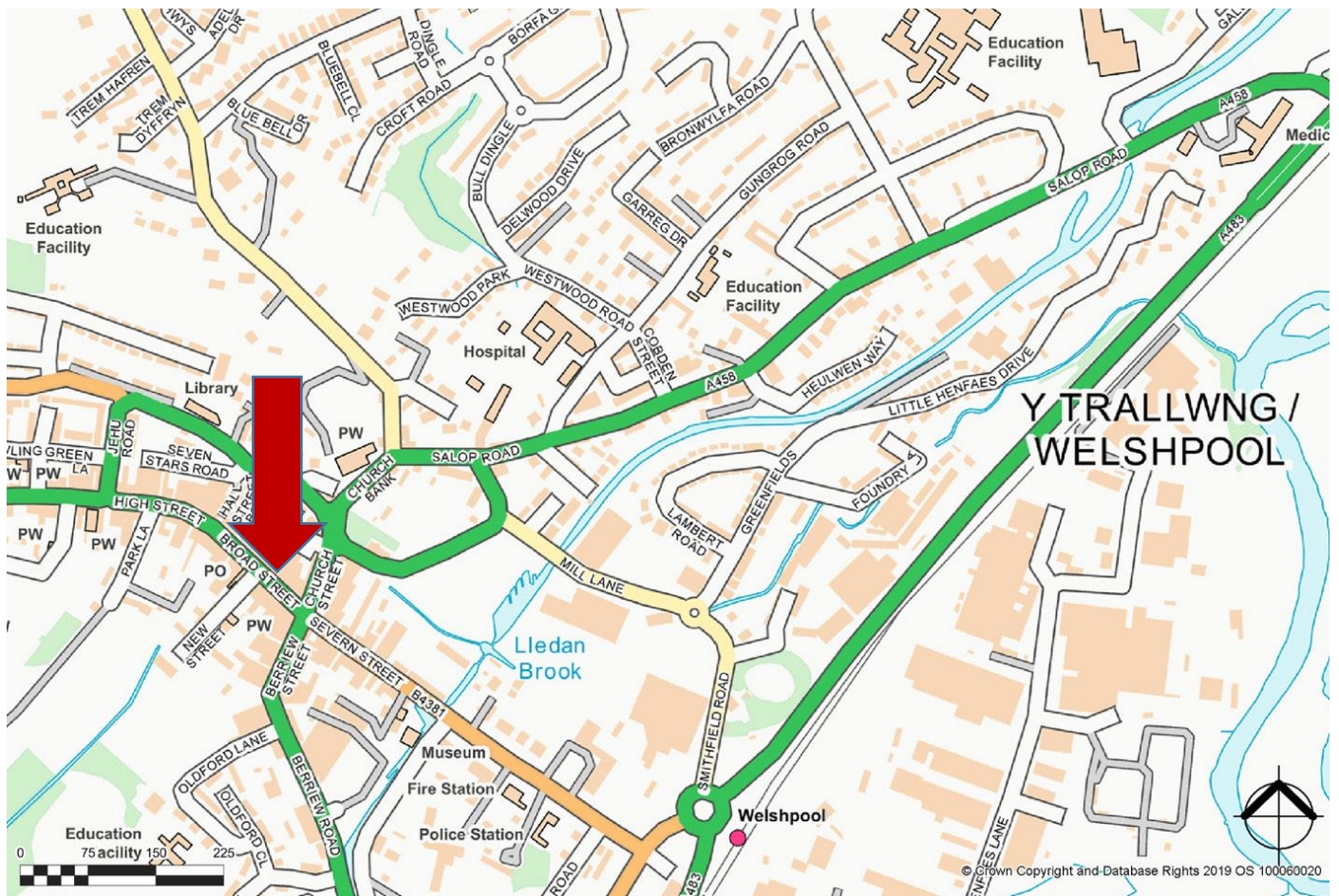
**EPC RATING** - An EPC has been commissioned.

**VIEWING** - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

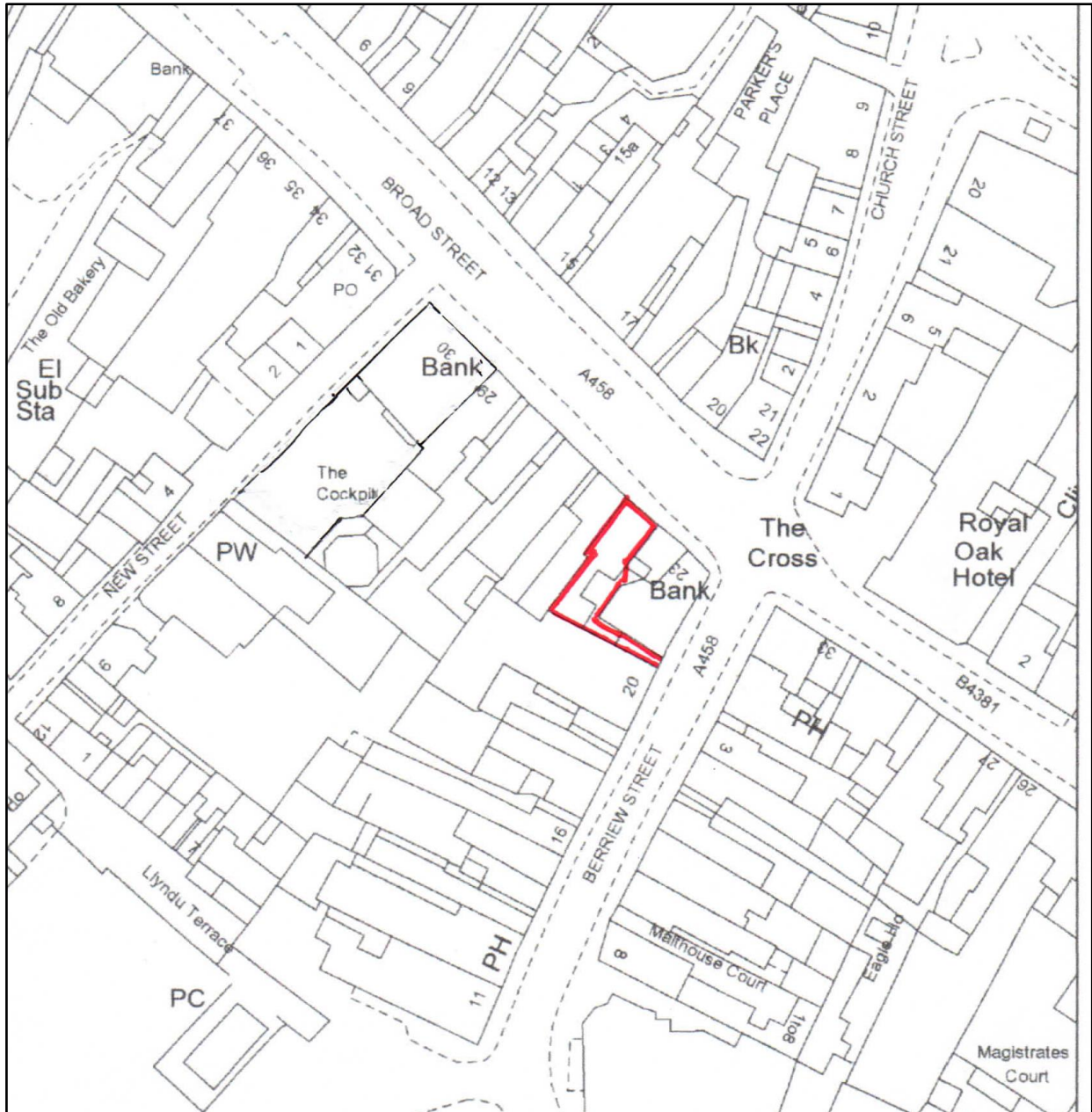


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Not to scale and for identification purposes only.

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