

Welshpool – 15/15A Broad Street, Powys SY21 7SD
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



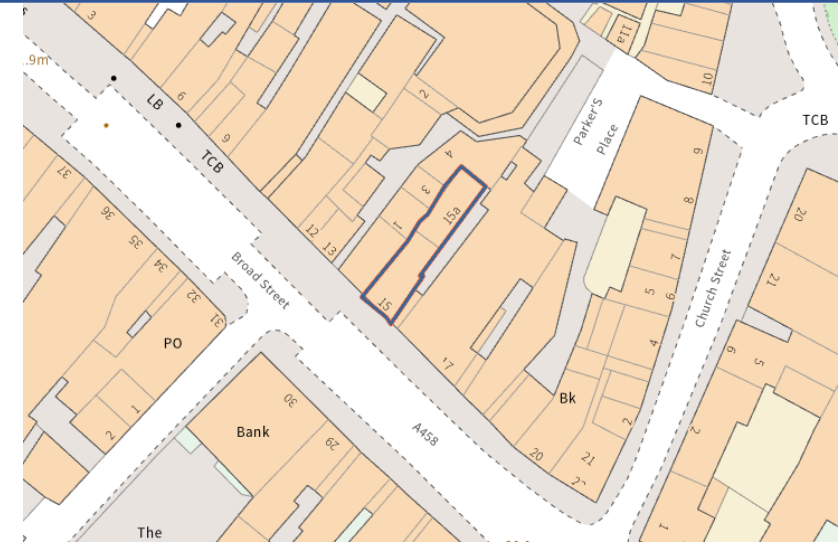
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Investment Consideration:

- Purchase Price: £225,000
- Gross Initial Yield: 8.22%
- Rental Income: £18,500 p.a.
- VAT is applicable to this property
- Rent review open market, upward only for 2022 is outstanding
- Comprises ground floor shop t/a Coral with self-contained ancillary accommodation above
- Future residential development potential, subject to obtaining consents
- Town centre location opposite Post Office, with occupiers nearby including Barclays, Costa Coffee, Lloyds Bank and Greggs, amongst many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 15/15A Broad Street	Ground Floor: 91.50 sq m (985 sq ft) Open plan Retail, office, storage, WCs First Floor: 102 sq m (1,100 sq ft) 5 rooms, storage Second Floor: 102 sq m (1,100 sq ft) 5 rooms, bathroom/wc	Coral Racing Limited	10 Years from 24 June 2017	£18,500	Note 1: FRI Note 2: Open market upward only rent review for June 2022 is outstanding Note 3: Tenant in occupation since 2007
Total				£18,500	

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Property Description:

The property comprises ground floor retail shop t/a Coral with self-contained ancillary accommodation at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 91.50 sq m (985 sq ft)
Open plan Retail, office, storage, WCs

First Floor: 102 sq m (1,100 sq ft)
5 rooms, storage

Second Floor: 102 sq m (1,100 sq ft)
5 rooms, bathroom/wc

Total area size: 295.50 sq m (3,185 sq ft)

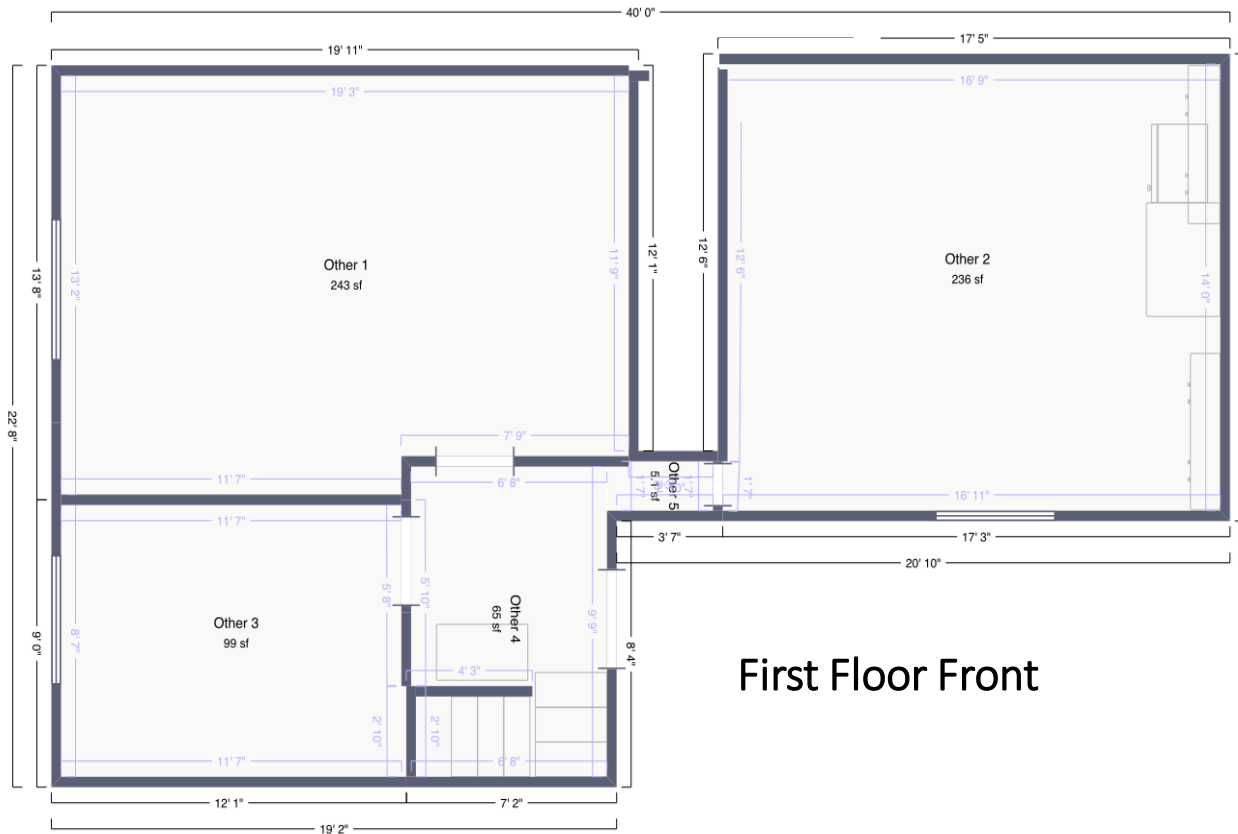
Tenancy:

The property is at present let to Coral Racing Limited for a term of 10 Years from 24th June 2017 at a current rent of £18,500 p.a. and the lease contains full repairing and insuring covenants. Rent review open market, upward only for June 2022 is outstanding. Tenant in occupation since 2007.

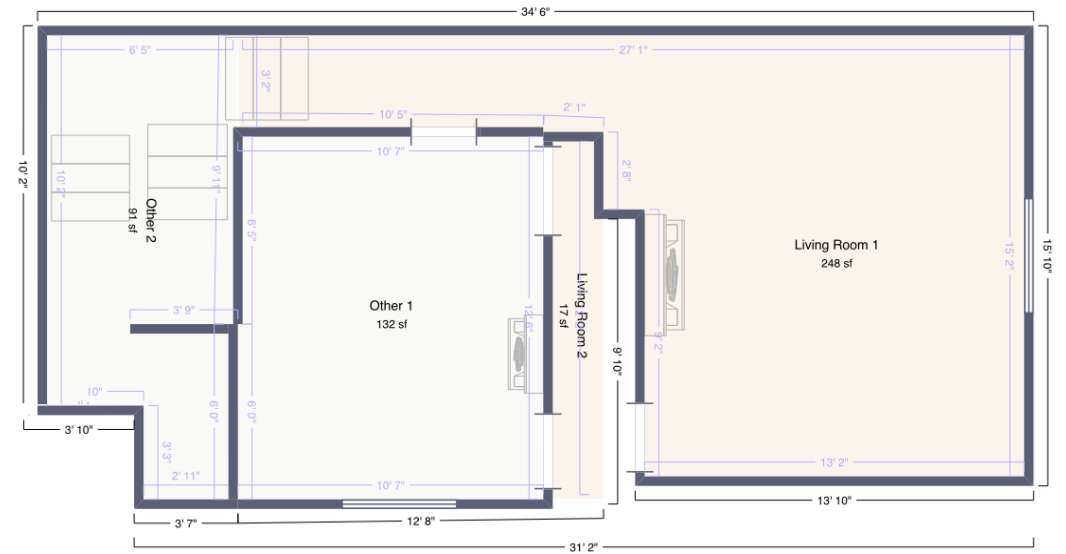


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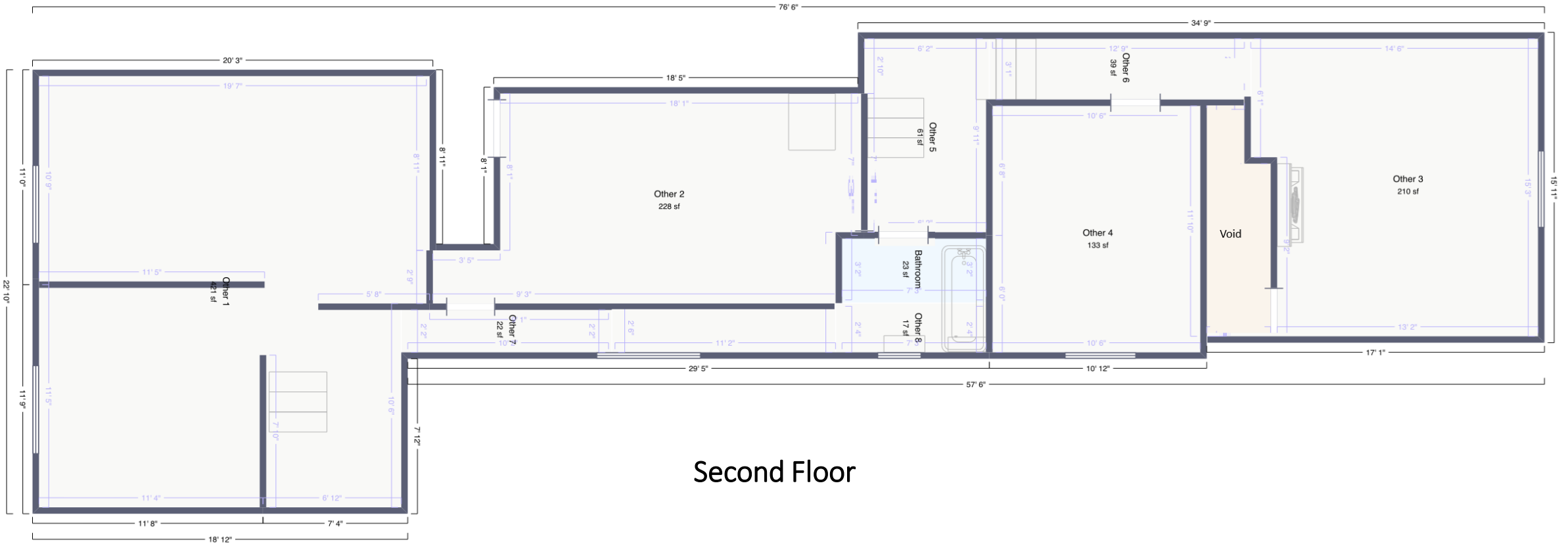
First Floor Front



First Floor Rear

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Second Floor

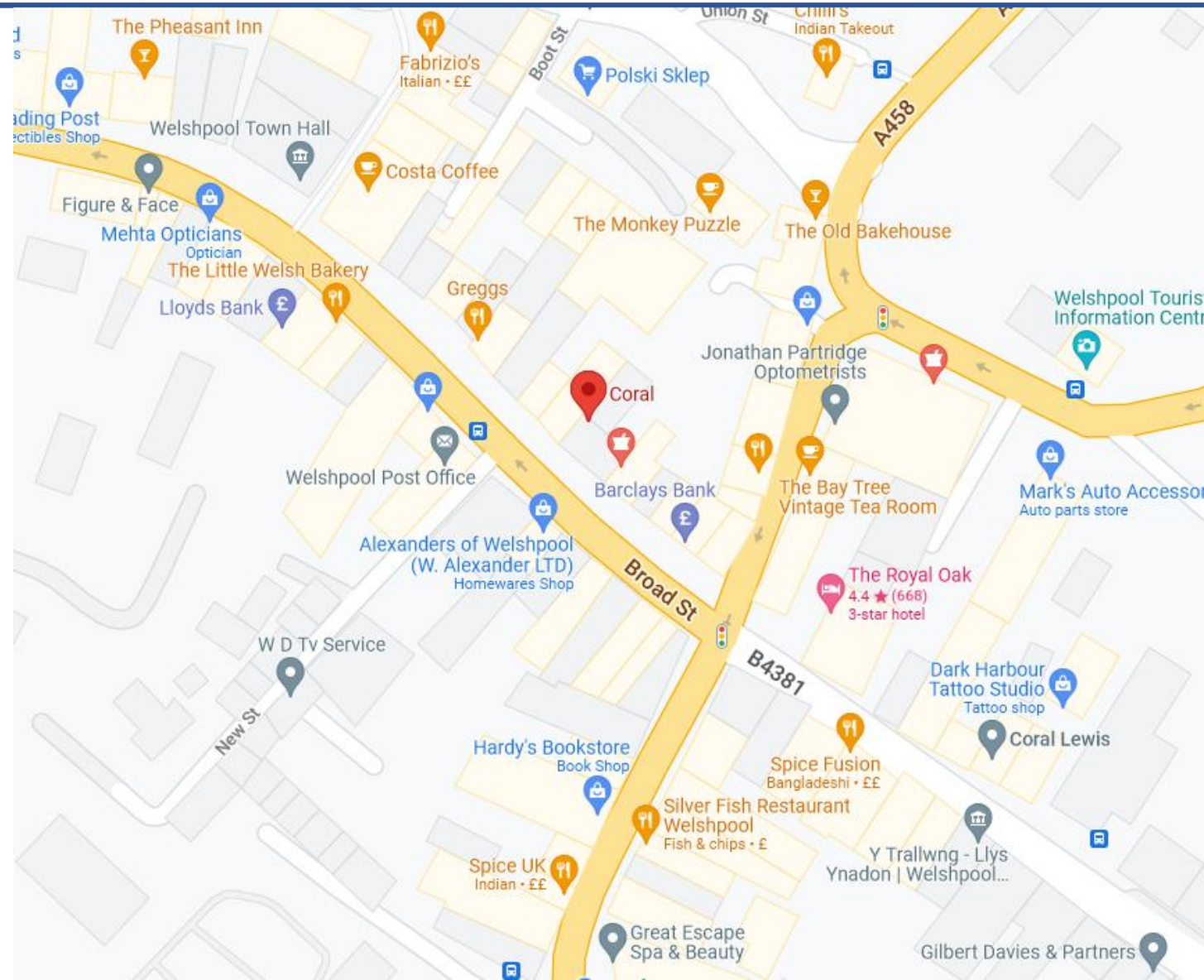
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Location:

Welshpool is a market town and community in Wales, administered as part of the unitary authority of Powys. The town is well located to allow access to the A483 and A458 and the national motorway network. The property is located within 10 minutes walk of Welshpool station, providing good connections to Wales and the rest of the UK. Town centre location opposite Post Office, with occupiers nearby including Barclays, Costa Coffee, Lloyds Bank and Greggs, amongst many more.



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Contacts:

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