



11-12 Market Street

Newtown, Powys, SY16 2PQ

£7,500 per annum



A well positioned Double Fronted Retail Premises located within the town centre. 11-12 Market Street offers a fantastic retail opportunity and is directly opposite the Market Hall Entrance and in close proximity to a number of popular businesses.

The property has been well maintained by the previous tenant and briefly comprises of: Shop Front which was previously two separate units opened into one large space with double fronted windows to the front elevation.

To the left hand side an opening leads through to understairs storage and WC with washbasin and window to the rear aspect.

To the right is a further WC located through a doorway with separate washbasin.

The first floor benefits from Two Offices, each served individually by separate staircases.

Office One provides a spacious private room with two windows to the front aspect and electric heating.

Office two a further spacious office benefitting from dual aspect windows and electric heating.

- Town Centre Retail Opportunity
- Well positioned property
- Opposite the Market Hall Entrance
- Double Fronted Premises
- Two Spacious First Floor Offices
- Flexible Terms
- Mains services
- EPC - G (168) Exp 17.07.2032



TERMS

internal Repairing and Insuring Lease with a Three Year Lease preferable.

Lease Arrangement Fee of £200 plus VAT.

The Tenant will make an annual contribution towards buildings insurance billed on an annual basis.

OUTGOINGS

Tenant will be responsible for payment of all outgoings.

SERVICES Mains electricity, water and drainage.

Electric heating.

N.B. The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

BUSINESS RATES

Rateable Value: £5,800 (1st April 2023).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating - G (168) valid to 17th July 2032

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

From our office in Newtown proceed towards the Town Clock continue onto Shortbridge Street then bearing right into Market Street. Proceed for a short distance and the property is found on the left hand side before the entrance for Ladywell Centre.

What3words: pipes.solutions.deeply

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

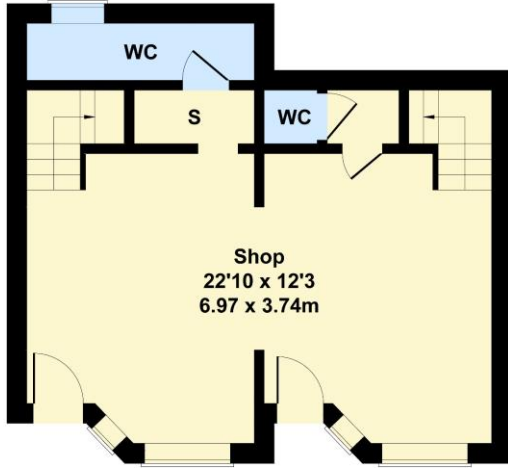
Ref: 2023/C 11 & 12 Market Street HE 12/23



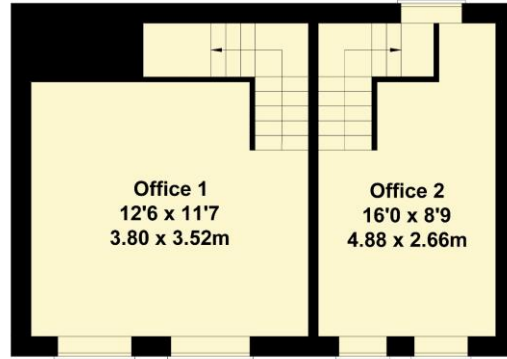
FLOORPLAN

11 & 12 Market Street, Newtown, Powys, SY16 2PQ

Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

