



2 Shortbridge Street

Newtown, Powys, SY16 2LW

Asking Price: £180,000



An opportunity to acquire a Town Centre Commercial Property in the popular market town of Newtown.

Newtown is the largest town in Powys and sits approximately 30 miles from Shrewsbury and 40 miles from Aberystwyth.

Formerly the Owen's Travel Master building which is situated within close proximity of the bus station, train station which leads directly to Birmingham New Street and many popular businesses. This substantial three-storey commercial property provides generous and adaptable accommodation, ideally suited to a range of business uses or conversion of the uppers floors into flats subject to necessary consents.

The property benefits from mains water, electricity, and drainage.

The Ground Floor comprises a welcoming Reception Room with a Rear Room which would be suitable for use as office space or storage.

The First Floor offers two well-proportioned Offices, Kitchenette, WC, and storage cupboard.

The Second Floor provides 3 Spacious Office Rooms, storage cupboard and separate WC facilities including two WCs, two urinals, and washbasins. This property presents an excellent opportunity for businesses seeking prominent, flexible premises in a thriving town centre location.

- Town Centre Commercial Property
- Formerly the Owen's Travel Master building
- Accommodation over three floors
- Offering excellent opportunity for businesses seeking prominent town centre location
- Situated close to the bus station & train station
- Reception Room & Store Room
- First Floor 2 Offices, Kitchenette, WC
- Second Floor 3 Spacious Offices, Separate WCs
- Commercial EPC – D (94) Exp 02.12.2035



SERVICES Mains electricity, water and drainage.

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

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.

Flooding from Sea –risk less than 0.1% chance each year.

Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

BUSINESS RATES

Rateable Value: £8,500 per annum (1st April 2023).

TENURE Freehold. Land Registry Title Number: WA955449.

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS From our office in Newtown proceed towards the Town Clock and continue onto Shortbridge Street and the property is the second on the left hand side.

What3Words: items.faster.airfields

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

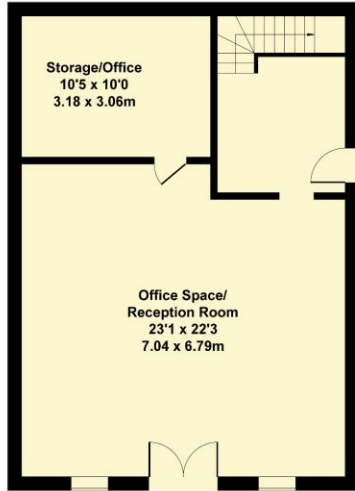
MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Ref: 2025/S HE/ED 11/25

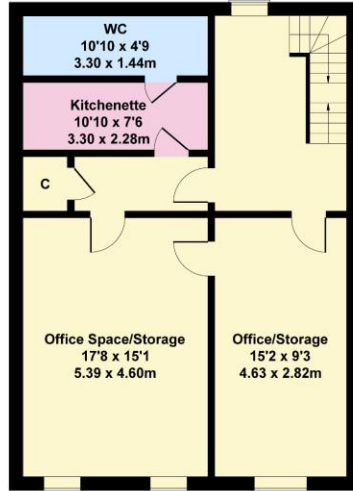


FLOORPLAN

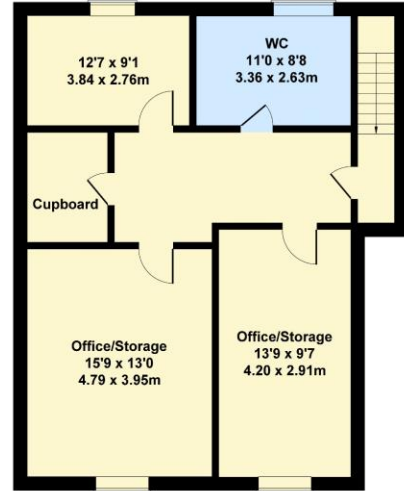
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

