



Unit 6 Bear Lanes

Newtown, Powys, SY16 2QZ

Rent: £15,850 per annum plus VAT



An excellent Corner Retail Unit situated in Bear Lanes Shopping Centre with nearby retailers such as Peacocks, Superdrug and The Works.

Convenient access onto Broad Street and High Street together with zebra crossing on Back Lane over to the Council carpark and bus station.

Ideal opportunity to take over the premises in a prime location on the walk through the shopping centre.

Newtown is situated on the banks of the River Severn and has a railway station, situated 35 miles to the market town of Shrewsbury and the coastal town of Aberystwyth 48 miles away.

There is an assignment of the existing lease recently traded as a bargain and convenience store and previously Clarks showroom for a number of years.

Expressions of interest sought with incentives available.

The accommodation comprises:

Ground Floor

Corner Retail Shop Unit 92.41 sq.m with double entrance doors, oak flooring and carpet.

Plant Room

Rear door to communal passageway which leads to delivery area.

Staircase to first floor.

2 Storerooms 81.57 sq.m

Kitchen 3.76m x 2.38m

Cloakroom with WC and washbasin

- An excellent Corner Retail Unit
- Situated in prime location in Bear Lanes Shopping Centre nearby retailers such as Peacocks, Superdrug & The Works
- Convenient access from Broad Street, High Street & Carpark
- Ideal opportunity to take over the premises
- Retail Shop Unit 92.41 sq.m, Plant Room
- Communal passageway to delivery area, 2 Storerooms, Kitchen, Cloakroom
- Expressions of interest sought with incentives available
- EPC - D (81) Exp 24.08.2031

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy efficiency rating: D (81)

SERVICES Mains electricity, water and drainage.

BUSINESS RATES

Rateable Value: £19,250 per annum (1st April 2023).

RENT

£15,850 per annum payable quarterly in advance plus VAT.

LEASE

There is an existing 5 year lease in place from 9th September 2024. The Landlords are looking to assign the lease.

There is a rent review on 9th September 2027.

SERVICE CHARGE

A service charge of £298 per month is payable.

OUTGOINGS

Tenant will be responsible for payment of all services consumed, service charge and business rates.

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

The unit is accessed from Broad Street, High Street or Back Lane.

What3words:salads.shackles.takeover

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>

MONEY LAUNDERING REGULATIONS

On putting forward an offer to lease the property 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 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

Ref: 2025/C AHT 07/25

