TO LET

TSR
TOWLER SHAW ROBERTS

ATTRACTIVELY RESTORED OFFICE BUILDING IN ESTABLISHED SHOPPING CENTRE LOCATION





OFFICES AT COED Y DINAS

WELSHPOOL

POWYS

SY21 8RP

- Occupying the first and second floor of this attractively restored and converted Grade II Listed office building providing suites ranging from 319 sqft (29.62 sqm) to 4,571 sqft (424.62 sqm)
- Well-appointed accommodation with air-conditioning to part and communal facilities including passenger lift and generous on-site car parking
- Sought after location within established Coed Y Dinas Shopping Centre with amenities including: garden centre, gift shop, restaurant, play area and hair dressers
- Available To Let either as a whole or on an individual basis.
- Rent: based on £7.50 per sqft per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Forming part of the well-established and unique shopping centre Coed Y Dinas, the premises occupy a picturesque position set within the Severn Valley, south of Welshpool Town Centre.

Coed Y Dinas is conveniently located just off the main A458 and A483 trunk roads and is one of eight stores making up the renowned Charlies Stores Ltd Group. There are a host of on-site facilities for both visitors and occupiers to enjoy including: a garden centre, gift shop, restaurant, play area, hairdressers and country store.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the West of Shrewsbury, via the A458, and lies approx. 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

Description

This attractive three storey Grade II Listed office building of traditional brick construction has been sympathetically restored and converted to provide spacious and well-appointed office accommodation arranged over two floors ranging from 319 sqft (29.62 sqm) to 4,571 sqft (424.62 sqm) whilst retaining may original features and incorporating communal facilities including a passenger lift and air-conditioning to part.

The property overlooks a central landscaped courtyard and provides ample car parking by way of a designated area within the main Coed Y Dinas car park.

Accommodation

	Sqft	Sqm
First floor		
Suite 1	355	33
Suite 2	1,030	95.72
Suite 3 / staff room	319	29.62
Suite 4	570	52.99
Suite 5	1,373	127.52
Second floor		
Suite 6	923	85.77
Total	**4,571**	**424.62**

Tenure

The office suites are available To Let either as a whole or on an individual basis to suit occupiers requirements, on a new Lease for a term of 3 years or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's pro-rata full repairing and insuring basis by way of a Landlord's Service Charge.

Rent

Based on **£7.50** per sqft per annum exclusive, inclusive of Landlord's Service Charge.

Business Rates

The property is to be reassessed for business rates upon completion of the new Lease. Interested parties are advised to make their own enquiries with the Valuation Office.



For Reference purpose only Scale: Not to Scale

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected with gas fired radiator central heating installed. Interested parties are advised to make their own enquiries with the relevant utility companies.

Energy Performance Rating

Energy Performance Asset Rating: C (62)

Planning

The property is understood to have an established office use within Class B1 of the Town & County Planning (Use Classes) Order 1987. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2019 / Amended June 2026

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.

Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."