

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY FULLY EQUIPPED RESTAURANT PREMISES WITH RESIDENTIAL ACCOMODATION



**THE RESTAURANT
17 PARKERS LANE
NEWTOWN
POWYS
SY16 2LT**

- Attractive and well-appointed Grade II listed restaurant property extending in total to approx. 2,206 sqft (204.97 sqm) including 2-bedroom residential accommodation on the upper floor.
- Stylishly presented accommodation being fully furnished including kitchen equipment.
- Sought-after location within the heart of Newtown Town Centre being just off the main High Street.
- The premises are considered suitable for a range of uses, subject to planning.
- Available To Let on a new lease. **Rent: £14,000 per annum exclusive.**

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is ideally situated down Parkers Lane, an attractive street which leads directly to the main Broad Street and High Street within the heart of Newtown Town Centre. The main High Street boasts a vast range of national retailers with Costa Coffee, Greggs and Boots.

Newtown is centrally located in Mid Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles west of Shrewsbury and the M54 and 40 miles east of Aberystwyth and serves a wide catchment area.

Description

The property comprises an attractive Grade II listed period building arranged over two floors providing a total internal floor area of approx. 2,206 sqft (204.97 sqm) including residential accommodation on the upper floor.

The property provides stylish accommodation with approximately 38 covers to the main ground floor seating area served by a well-located bar with underbar drinks fridges.

Additionally, there is a fully equipped kitchen including 4 burner hob/oven, stainless steel work benches, electric ovens and large-scale extraction system. This is accompanied by 2 preparation rooms which include commercial freezers, dishwashers and a walk in cold room.

The upper floor provides an attractive 2-bedroom residential apartment providing well sized rooms with good natural lighting.

To the rear, an attractive courtyard area provides a mixture of covered and uncovered seating, with an additional decked area with outside hut.

Accommodation

	Sqft	Sqm
Ground Floor		
Restaurant Seating Area	606	56.31
Commercial Kitchen & Preparation Areas	590	54.83
First Floor		
2-Bedroom Accommodation	843	78.34
External Hut	167	15.49
Total	2,206	204.97

Services (Not Checked or Tested)

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

Tenure

The property is available To Let on a new lease for a term of 5 years on a tenants full repairing and insuring basis, subject to 3 yearly upward only rent reviews.

Fixtures and Fittings

A Premium of £3,000 is sought for all the fixtures, fittings and kitchen equipment (excluding those to remain as 'the fabric of the building') a full list of items can be obtained from the Letting Agents upon request.

Energy Performance Rating

Energy Performance Asset Rating: B (50)

January 2026

TSR House

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Also at

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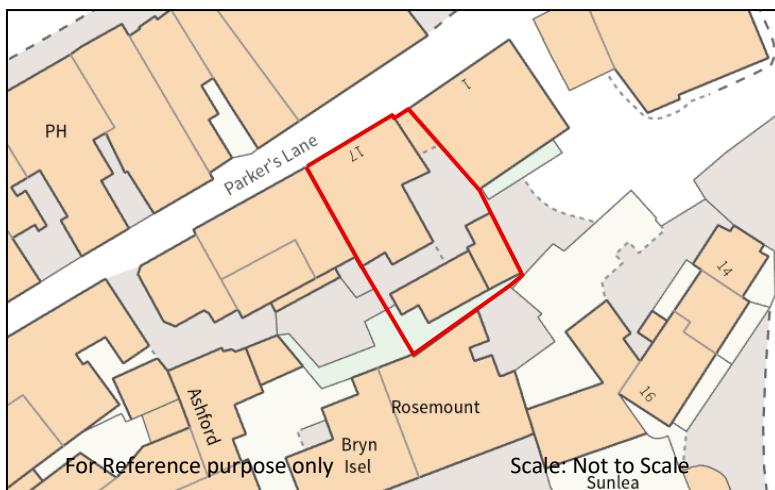
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Tel: 01902 421216 Fax: 01902 426234

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Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Restaurant and premises

Rateable Value – £5,900

Estimated Rates Payable for 25/26 - £3,351

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

The property understood to be Grade II Listed (Ref. 8155) and within Newtown Conservation Area. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.

TEL: 01938 552 828

Legal Costs

Each party to bear their own legal costs incurred within the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulation

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

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

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is 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 LLP (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 LLP 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 of Towler Shaw Roberts 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 LLP (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."