



Available as a whole or as two separate units

To Let (May Sell): 4 Berriew Street

Welshpool | Powys County | SY21 7SQ





To Let (May Sell): Prime Commercial Property Prominently Located in the Town Centre of Welshpool

Available as a Whole or as Two Separate Units and located directly adjacent to the town's main car park, ensuring excellent visibility and accessibility. The property is available as a whole, offering a Total Gross Internal Floor Area of approximately 14,758 ft² (1,371.15 m²) arranged over two floors. Alternatively, it can be divided into two separate units, each measuring approximately 8,758 ft² (813.56 m²) and 6,000 ft² (557.36 m²), with consideration for further separation, subject to terms. This versatile space is suitable for a wide range of uses subject to statutory consents, including retail, leisure, general commercial and potential residential conversion/development.

Asking rent for the wholes of £60,000 per annum (exclusive), quoting rents for parts are available on application. The sale price is available upon application to the appointed agents. An inspection is highly recommended to fully appreciate the potential of the property.

4 Berriew Street

The property provides a large part two and part single storey property that has been trading as Poundland. The end of terraced property has a significant road frontage onto Berriew Street and onto the access road leading into Berriew Street car park. It is currently arranged to provide a Total Gross Internal Floor Area of approximately 14,758 ft sq (1,371.15 m sq) arranged over two floors. This currently provides retail sales and ancillary accommodation.

The ground floor as existing provides a Total Gross Internal Floor Area of approximately 12,359 ft sq (1,148.19 m sq) and a first floor area with a Total Gross Internal Floor Area of approximately 2,400 ft sq (222.96 m sq). The ground floor is arranged as a sales area, ancillary accommodation and a warehouse section that has an eaves height of approximately 6 metres and a roller shutter door with a width of approximately 3.4 metres. The first floor area is arranged as two sections that provide staffroom and toilet and stores.

The property benefits from a service yard that is accessed from the access road leading into Berriew Street car park.

The subject property is available to let or potentially purchase as a whole or in two parts. Unit 1 at the front of the property provides a Total Gross Internal Floor Area of approximately 8,758 ft sq (813.56 m sq) arranged as retail sales and ancillary accommodation and Unit 2 at the rear provides warehouse accommodation with a Total Gross Internal Floor Area of approximately 6,000 ft sq (557.36 m sq). The potential of the property can only be appreciated upon inspecting the property.

The property is of traditional construction.



Location

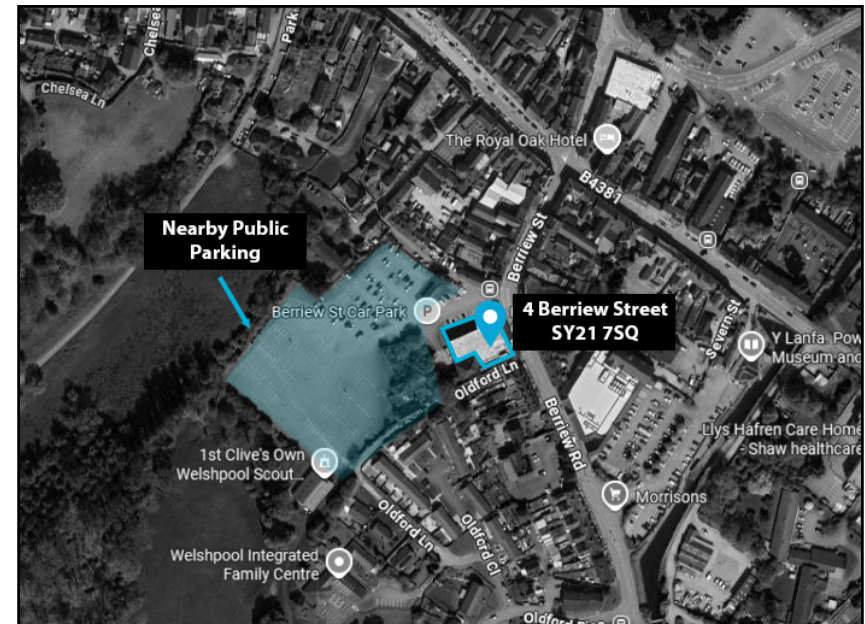
The property is prominently located fronting onto Berriew Street in the town centre of Welshpool. The property has a significant road frontage to Berriew Street and is located adjacent to the main public car park (Berriew Street Car Park) serving the town centre of Welshpool.

Key Location Highlights

- The property is situated in the heart of Welshpool, surrounded by a variety of established businesses including Morrisons, The Angel, Great Escape and Harrisons.
- Well-connected by road, Welshpool lies just off the A483, providing direct access to key transport routes. The town is approximately 16 miles from Shrewsbury and 19 miles from Oswestry. Additionally, Welshpool Railway Station offers regular services to Shrewsbury and beyond.
- With a population of approximately 6,700, Welshpool offers a stable local market and a strong community base.
- In addition to its proximity to Shrewsbury and Oswestry, Welshpool is a short drive from Newtown (approximately 14 miles) and offers excellent access to North Wales, including Wrexham and the regional market of Mid Wales.

Welshpool's central location within this dynamic commercial environment makes it an ideal choice for businesses looking to capitalise on a mixed-use area with excellent connectivity and a strong local economy.

 what3words -///procures.lung.unfocused



Accommodation

TOTAL GROSS INTERNAL FLOOR AREA

14,758 FT SQ | 1,371,15 M SQ

GROUND FLOOR

Total Gross Internal Floor Area | **12,359 ft sq** (1,148.19 m sq)

FIRST FLOOR

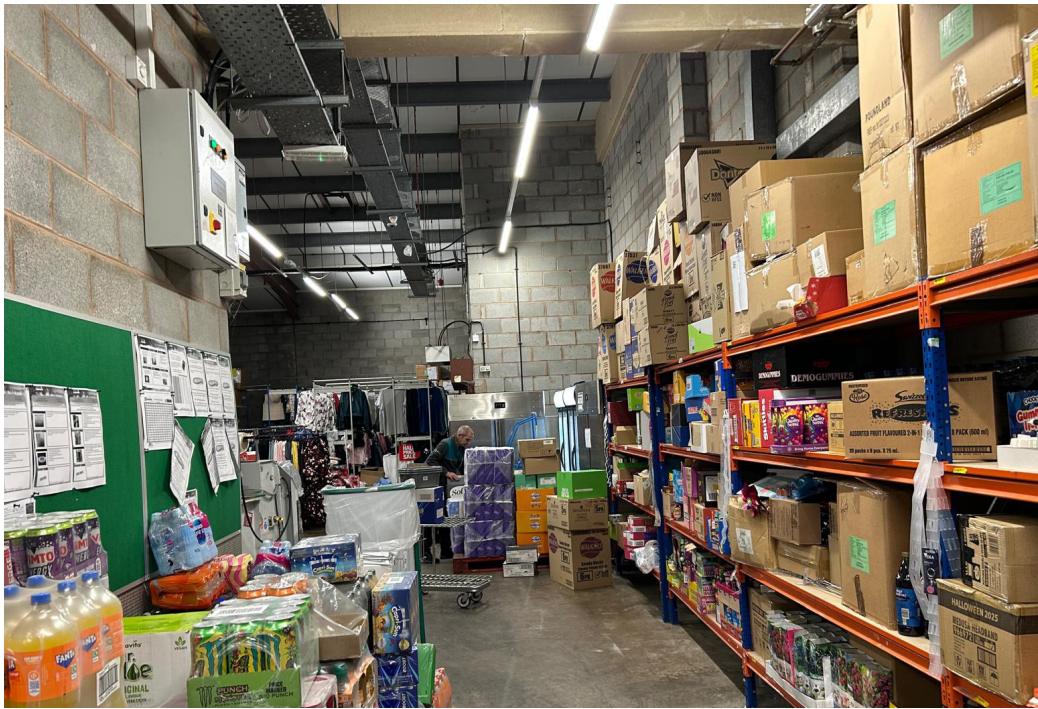
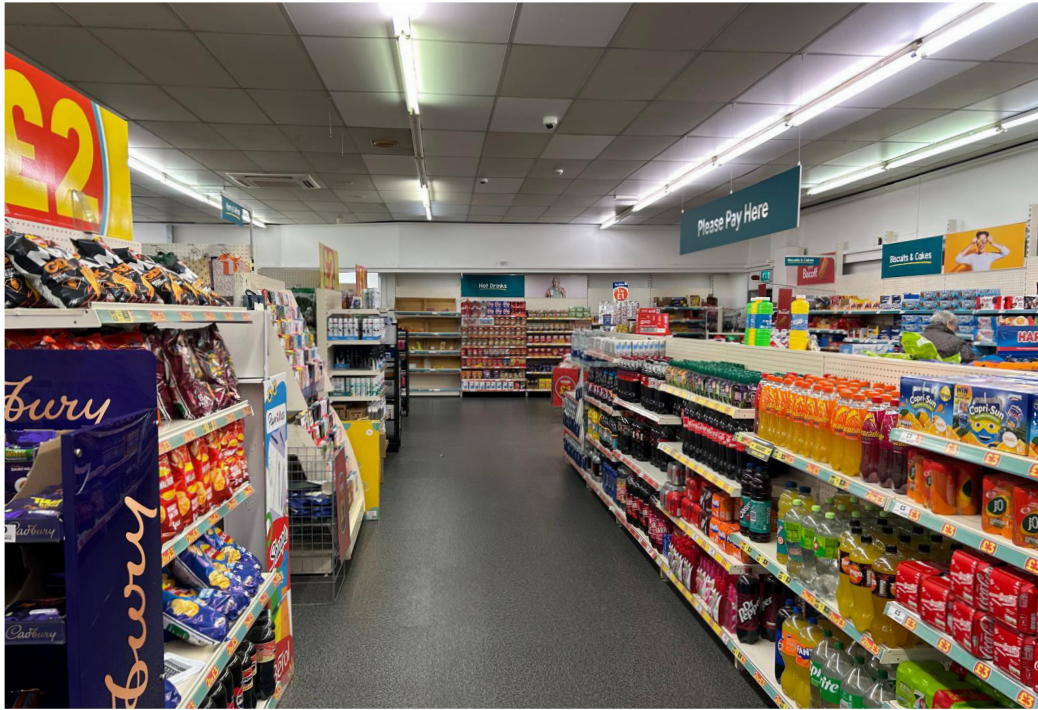
Total Gross Internal Floor Area | **2,400 ft sq** (222.96 m sq)

OUTSIDE

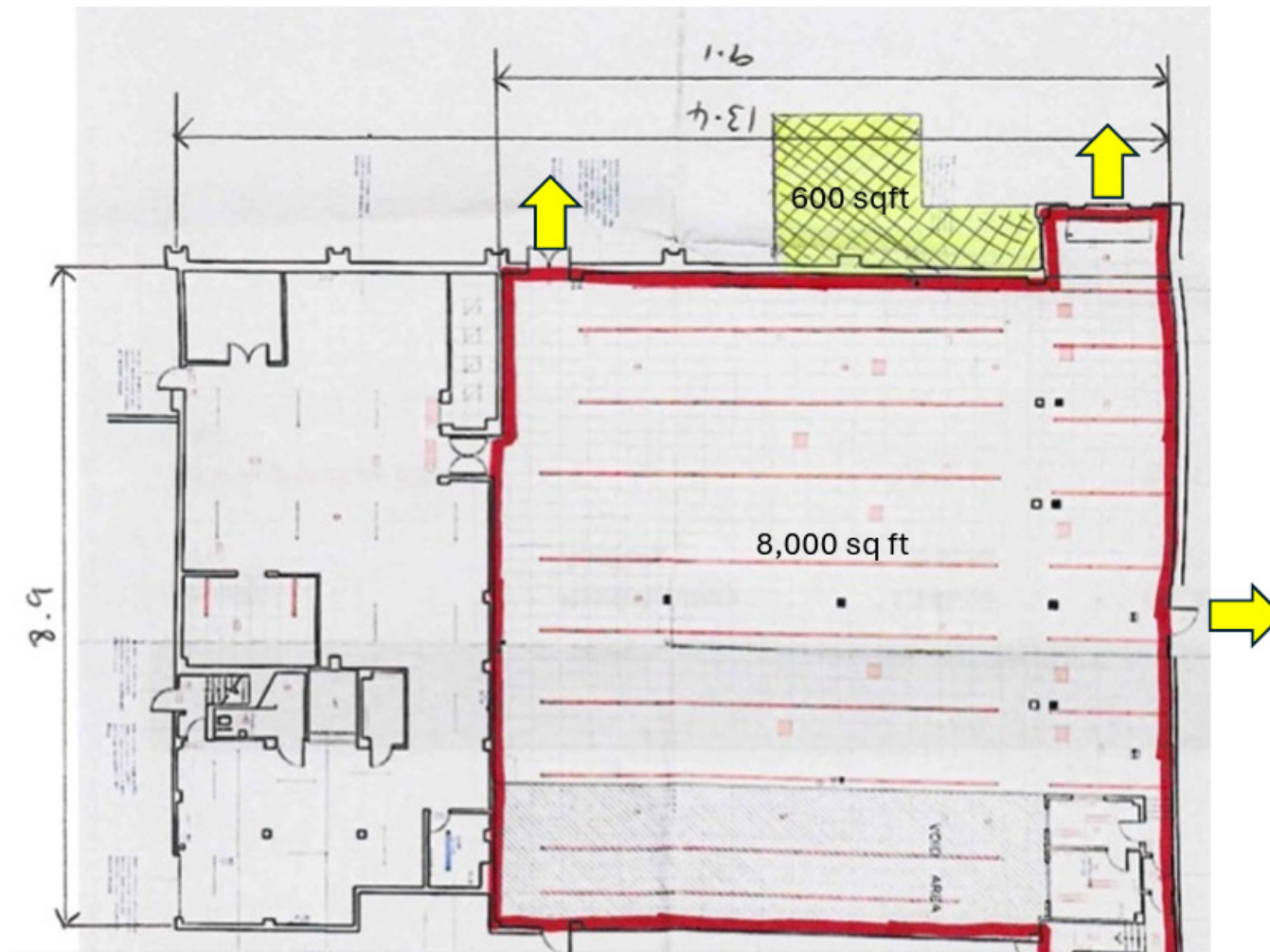
Car parking and yard

ALL MEASUREMENTS ARE APPROXIMATE





Floor Plan



Key Details

Rateable Value

Current rateable value = TBC

Rent

£60,000 (sixty thousand pounds) per annum as a whole.

Price

Upon application from the agents.

(Pricing and rents are available for the two parts of the property from the agents upon request).

EPC

Current rating = B

Legal Costs

Each party is to be responsible for their own legal costs.

Local Authority

Powys County Council
Cambrian Way, Neuadd Brycheiniog
Brecon, LD3 7HR



01597 827460



en.powys.gov.uk

Tenure

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Terms.

The property is offered for sale freehold with vacant possession.

Services

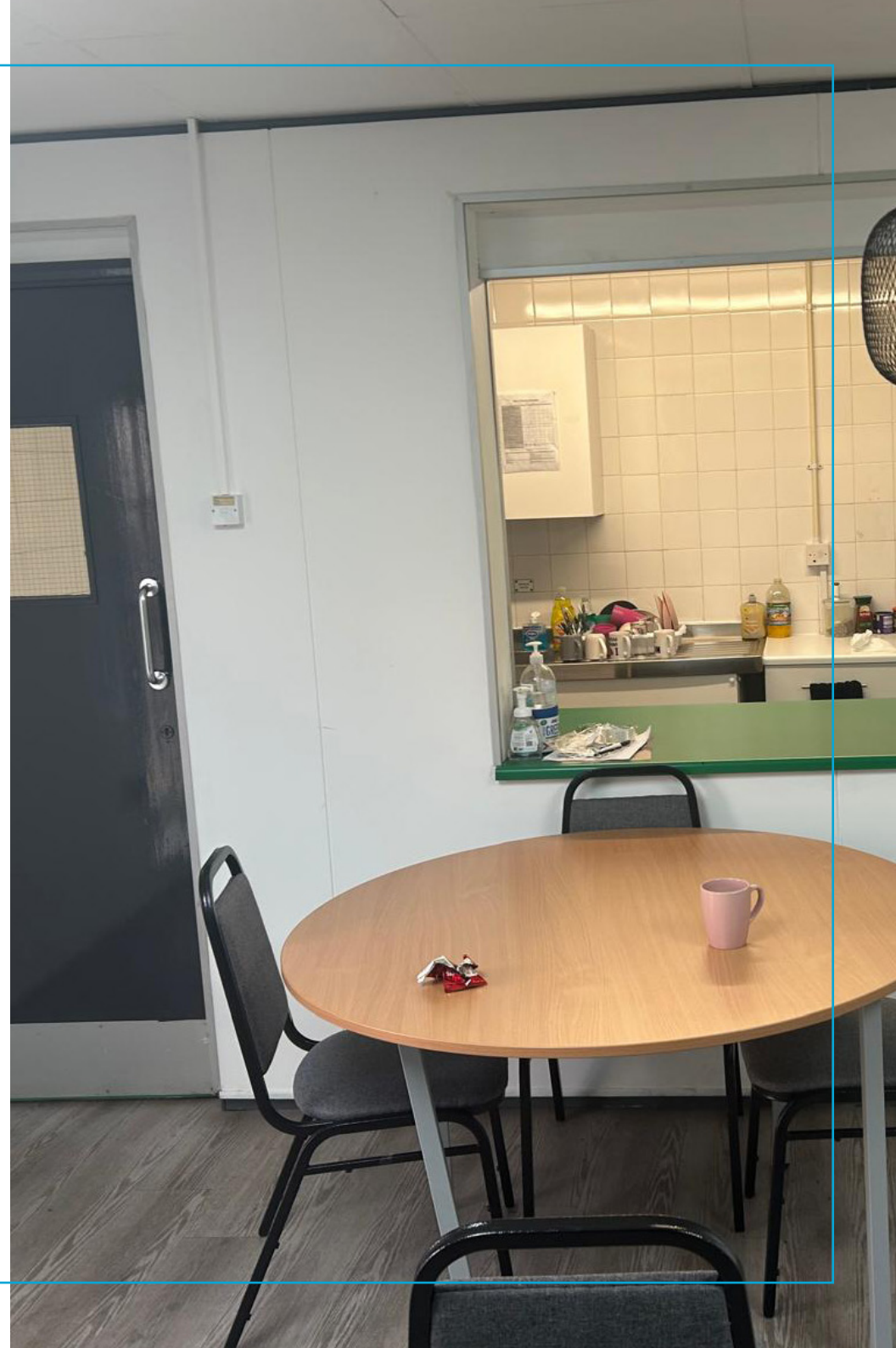
Mains water, electricity (3 phase) and drainage. There is also a service lift at this property.

Planning

Prospective parties should make their own enquiries. The property is understood to benefit from planning consent for Use Class A1.

The property would lend itself to a variety of uses, subject to statutory consents.

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Halls

Viewing is strictly by prior arrangement with the letting/selling agents.
For more information or to arrange a viewing please contact:

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