

FOR SALE

BY AUCTION

TSR

TOWLER SHAW ROBERTS

SPACIOUS TOWN CENTRE OFFICE/BUSINESS PREMISES ARRANGED OVER TWO FLOORS



**11C BROAD STREET
WELSHPOOL
POWYS
SY21 7LE**

- 2-storey office/business premises extending to approx. 1,727 sqft (160.49 sqm).
- Spacious accommodation suitable for a variety of uses, subject to planning.
- Convenient town centre location in Welshpool, just off the main Broad Street.
- The property is offered For Sale through the modern method of auction. **Guide price: £67,500** for the freehold interest with benefit of vacant possession

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a convenient location just off the main retail pitch within the town centre of Welshpool, with access being down an alleyway located between two retail traders. Occupiers in the immediate vicinity include Greggs, Costa Coffee and Boots.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and serves a catchment area. 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

The property comprises a two-storey office/business premises extending to approx. 1,727 sqft (160.49 sqm) with shared covered yard area. The offices have the benefit of carpeted floors, w.c facilities and a mix of open plan and cellular accommodation with display windows at ground floor level.

The property provides versatile accommodation suitable for a range of uses, subject to planning.

Accommodation

	Sqft	Sqm
Ground Floor	780	72.53
First Floor	947	87.96
Total	1,727	160.49

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

Guide Price

Guide Price: **£67,500** for the freehold interest with benefit of vacant possession.

Conditions of Sale

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

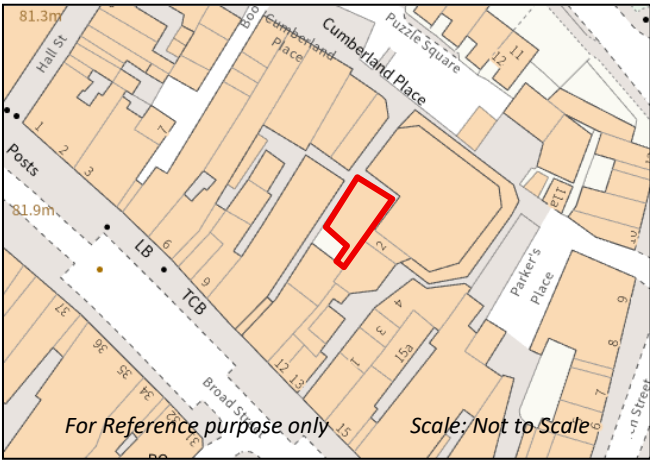
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
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Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
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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 – Shop and premises
Rateable Value – £10,000

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.

Energy Performance Rating

Energy Performance Asset Rating: D (100)

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use of the accommodation.

Local Authority

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

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Anti-Money Laundering (AML) Regulations

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 Joint Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or iamsold, 6th Floor, Arden House, Regent Centre, Gosforth, Newcastle upon Tyne, NE3 3LU Tel: 0345 646 0302

November 2025 / Amended December 2025

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, given 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."