

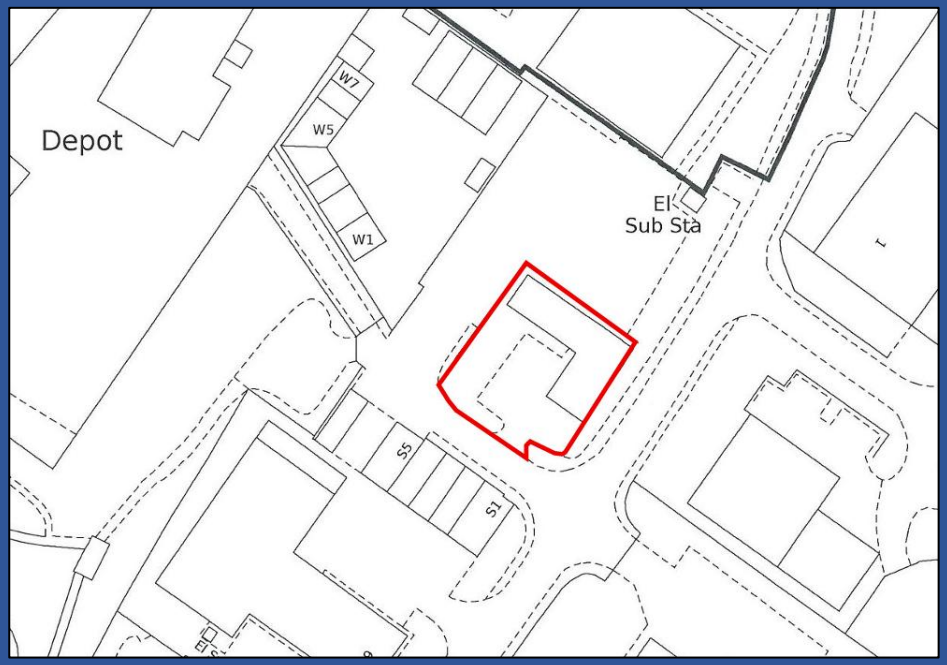
FOR SALE / TO LET

BRITISH HOMING WORLD PREMISES | SEVERN FARM ENTERPRISE PARK | WELSHPOOL | POWYS | SY21 7DF

TSR
TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Single storey detached office building providing a total net internal floor area of approx. 2,590 sqft (240.53 sqm).
- Located within an attractive courtyard setting with generous on-site car parking and landscaped areas.
- Comprising a mixture of open plan and cellular office accommodation with staff welfare facilities.
- Occupying a sought-after position within the established Severn Farm Enterprise Park with excellent communication links via the A458 and A483.
- Available For Sale inviting offers in the region of **£350,000** for the freehold interest with the benefit of vacant possession. The property is also available To Let on terms to be agreed. Rent: **£18,000** per annum exclusive.



LOCATION

The property is located within the established Severn Farm Enterprise Park on the outskirts of Welshpool with convenient access to the main A483 Oswestry to Newtown trunk road.

Severn Farm Enterprise Park is situated within the main commercial area of Welshpool approx. 1 mile south of the town centre and is home to a number of local and national businesses. Occupiers in the immediate vicinity include TG Builders Merchants, Tanner Wines and Screwfix.

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 and 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 modern single storey office building extending to approximately 2,590 sqft (240.53 sqm). The property provides well appointed accommodation which has been extended over the years to provide a mixture of open plan and cellular offices with staff welfare facilities.

The office has been fit out to a modern standard having carpeted raised access flooring, sealed unit double glazed windows and gas fired radiator central heating.

Externally, the property occupies a pleasant courtyard setting with generous on-site car parking for 12 vehicles, and benefits from attractive landscaped areas.









ACCOMODATION

	SQFT	SQM
Net Internal Area	2,590	240.53

TENURE

We are instructed to seek offers in the region of **£350,000** for the freehold interest with benefit of vacant possession upon completion.

The property is also available To Let on terms to be agreed, at an annual rent of **£18,000** per annum exclusive.

LOCAL AUTHORITY

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

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Offices and premises
Rateable Value – £19,250

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 CERTIFICATE

Energy Performance Rating: C 72

SERVICES

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

VAT

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

LEGAL COSTS

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

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 Sole Selling/Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

Toby Shaw

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