



24 High Street
Newtown, SY16 2NP

**Attractive Grade II Listed
Freehold Property
For Sale (May Let), Vacant
Possession**

3,275 sq ft
(304.26 sq m)

- Development Opportunity, Possible Conversion to Residential on Upper Floors
- Excellent Position in Town Centre, with notable occupiers nearby being Greggs, NatWest Bank, Boots and a Mix of Local Occupiers
- The Rear of the Property adjoins Bear Lanes Shopping Centre

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Summary

Available Size	3,275 sq ft
Rent	Rent on application
Price	£250,000
Rates Payable	£16,157.50 per annum
Rateable Value	£28,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property occupies a prominent position on High Street, one of the main retailing pitches in Newtown running adjacent to Broad Street. Newtown is centrally located in Mid-Wales approximately 40 miles East of Aberystwyth, 30 miles Southwest of Welshpool. Bear Lanes Shopping Centre adjoins the property to the rear. Other occupiers in the immediate vicinity include Greggs, NatWest Bank, Boots and a range of local independent retailers.

Description

The property comprises a 3-storey building over ground, first and second floors, with a side entrance to access the upper floors to the right-hand side of the shop front. Access to the ground floor is directly from High Street.

The property benefits from unique features such as listed shop front and dual skylight to the ground floor sales area. The ground floor benefits from staff room to the rear and wc's. Previously, the first floor was used as a WHSmith Museum. The upper floors are suitable for conversion to residential accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	1,524	141.58
Ground - Floor Stores	146	13.56
1st - Floor Ancillary	860	79.90
2nd - Floor Ancillary	745	69.21
Total	3,275	304.25

Viewings

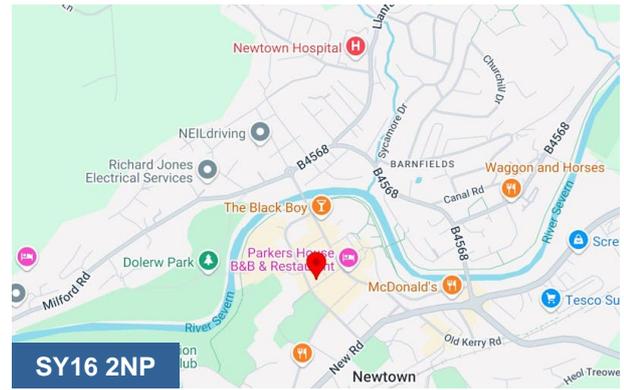
Strictly by appointment with sole agents Cooke & Arkwright.

Terms

The freehold with vacant possession is available at a price of £250,000.

Anti-Money Laundering (AML) Regulations

The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification



Viewing & Further Information



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