

# FOR SALE / TO LET

# TSR

TOWLER SHAW ROBERTS

## HANDSOME LANDMARK COMMERCIAL/RESIDENTIAL PROPERTY IN PROMINENT TOWN CENTRE LOCATION



**OLD COACH CHAMBERS**  
**1 CHURCH STREET**  
**WELSHPOOL**  
**POWYS**  
**SY21 7LH**

- Handsome Grade II Listed character building extending in total to approx. 1,572 sqft (146.03 sqm)
- Comprising versatile office accommodation to the ground and first floor with a spacious two bedroom flat to the second floor
- Prominent Town Centre location, boasting a return frontage to one of the main vehicular cross roads in to Welshpool Town Centre with neighbouring traders including: The Royal Oak Hotel, HBSC and Boots Pharmacy.
- Guide Price: Offers in the region of **£225,000** plus VAT are invited for the Freehold Interest.
- Ground Floor and First Floor Offices available to let. **Rent: £10,000 per annum exclusive**

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent roadside location on the corner of Broad Street and the A458 whilst fronting one of the main vehicular cross roads into Welshpool Town Centre. Set amongst a variety of national and independent retailers including: The Royal Oak Hotel, Boots Pharmacy, WH Smith, Greggs and HSBC with public car parking nearby.

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, 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

This handsome Grade II Listed character building extends in total to approx. 1,572 sqft (146.03 sqm) incorporating versatile office accommodation to the ground and first floor together with a residential flat to the second floor.

The office accommodation is currently configured to include a large open plan general office with an imposing return frontage, Manager's office and tea point to the ground floor with access to the cellar and enclosed rear courtyard.

The first floor provides further office accommodation, wc and kitchenette with the second floor providing a two bedroom flat with an open plan kitchen/living room, bathroom and separate toilet.

In addition to the main building there is an adjacent single storey office of traditional brick construction accessed via the rear courtyard.

## Accommodation

	Sqft	Sqm
Ground floor main office	378	35.11
Ground floor Manager's office	115	10.67
First floor office suite	507	47.09
First floor kitchenette	29	2.73
Second floor apartment	451	41.89
Single storey office	92	8.54
<b>Total</b>	<b>1,572</b>	<b>146.03</b>

## Services (Not Checked or Tested)

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

## Tenure

The property is understood to be of freehold tenure and is offered for sale with the benefit of vacant possession upon completion.

Alternatively the Ground Floor and First Floor office suite is available to let on a new lease for a term of three years or multiples thereof subject to upward only rent reviews.

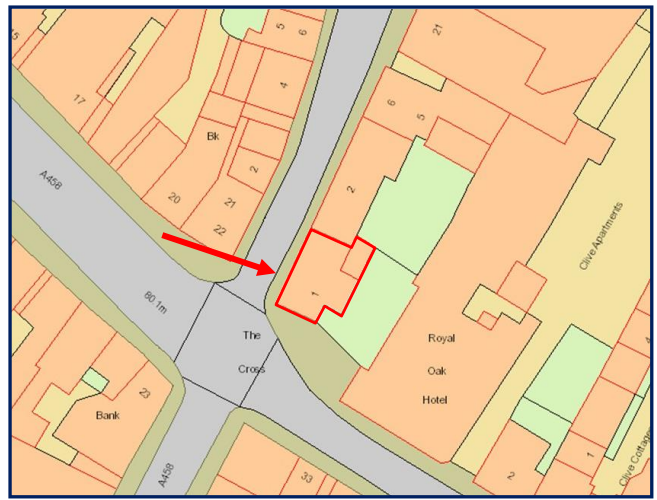
## Price / Rent

The property is offered For Sale inviting offers in the region of **£225,000** for the freehold interest, subject to contract and exclusive of VAT.

The ground floor and first floor offices are available to let at a rent of £10,000 per annum exclusive.

## Energy Performance Rating

Commercial premises (ground and first floor): TBC  
Second floor flat: 53/32



For Reference purpose only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Offices and premises  
Rateable Value – £6,300

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

We understand that the property has consent for use within Class B1 (Business) of the Town & Country Planning (Use Classes) Order 1987. We understand that the property is a Grade II Listed Building and is located within the Welshpool Town 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 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. We are advised that the Vendor has elected to charge VAT.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 24390.  
May 2019

Amended September 2019/February 2020

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
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## Consumer Protection from Unfair Trading Regulations 2008

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