



FOR SALE FREEHOLD - MIXED USE, RETAIL AND RESIDENTIAL INVESTMENT

1-4 CHURCH STREET, WELSHPOOL, POWYS. SY21 7DL

- Superb, prominent position between principal town centre car park/retail warehousing and traditional shops in Broad Street.
- Real future potential to expand and further convert more residential units on upper floors, subject to permissions being granted.
- Current rental income can be increased by letting of small shop unit to be converted, if required, subject to permissions if required.
- A range of attractive, period features currently obscured, which could be utilised in any future conversion.
- **VIEWING:** Celt Rowlands & Co. 01691 659659.

LOCATION

Welshpool, with an estimated community population of around 6,750 (2011 Census), is an attractive and historic market town, midway between Oswestry and Newtown, close to the English Border, and enroute between Shrewsbury/West Midlands to deeper Mid Wales and the Coast.

Business has expanded in the town over recent years, with the arrival of a number of national retail stores, to include Tesco, Aldi and B & M, which are on the main retail warehouse entrance to the town off the A483. There are also a number of nationals in the town centre to include Costa Coffee, Greggs, Boots, Poundland and others.

The subject premises are situated on the principal pedestrian and vehicular route serving the more recent national arrivals and traditional town centre around Broad Street, Severn Street and Berriew Street. Substantial car parks situated within roughly 100m of the property, in both directions.

DESCRIPTION

A ground and first floor Grade II Listed building, originally constructed as the stable block to the adjoining Royal Oak Hotel, in the 19th Century, and now well converted to provide retail units on the ground floor, a 2/3 bedroom flat on the first floor, and with current storage areas, and with current first floor storage areas, having real future potential for conversion to further residential usage, perhaps another 2 flats (to create 3 flats in total) with rear independent access in the medium to long term, subject to statutory permissions being obtained.

Currently the tenant of 1-3 Church Street, trading as Gifts of Wales, occupies the full extent of its obvious retail unit, but it is understood that terms have been agreed for the tenant to relinquish surplus space to create a further small shop to be offered to let at ground floor if a new owner wishes to do this. It is understood that the vendors are applying for planning permission for such a ground floor new retail unit to be created.

The current accommodation (with all dimensions/areas being approximate) and the tenancies are as follows:-

NO'S 1-3 CHURCH STREET – T/A GIFTS OF WALES

Ground Floor

Front Internal Width 14.37 m / 47'43"

Shop Depth 6.70m/22'1"

Retail Sales Area with independent rear access via bin storage area and separate WC.

Net internal area 85.95 m.sq. / 925 sq.ft. (ITZA 895)

First Floor (Longer Term Future Potential for Residential, subject to permissions?)

With potential for independent rear access, currently storage, and with most attractive period features offering extension natural light via glazed roof area.

Net Internal Storage Area

35.70 m.sq. / 374 sq.ft.

WC with wash basin

Tenancy: We understand that terms have been agreed, subject to contract, for Gifts of Wales to continue to lease the ground floor trading area (less the small unit to be converted if decided upon) and the first floor at a rent of £7,000 p.a. exclusive.



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External Areas, Rear Parking, Neighbour and Comment on Residential

At the rear there are 3 car parking spaces. To serve the flat of No.4 Church Street, there is an independent staircase within an enclosed yardage accessed from the front. All units are also accessed from the rear. The first floor of No.4 Church Street is also served with an independent rear staircase. The first floor of No's 1-3 Church Street is currently not served by this staircase, but with some physical alterations, and subject to permissions, could be made independent, it is believed. Further potential for residential use on the upper floors may exist at No's 1-3 and 4 Church Street. Note that between the yard access serving the first floor to No.4 Church Street, and below it, and the ground floor takeaway at No.4, there is a separate ground floor freehold, not part of the sale, trading as a wine bar/café. This is marked A on the plan.

Interested parties must satisfy themselves as to the property's compliance with statutory regulations, and any future potential to alter the property, convert it, and increase the amount of residential content (subject to permissions) by making their own planning and statutory enquiries.

FREEHOLD PRICE - The freehold, subject to the existing tenancies, is available at a price, with offers sought in the region of £270,000.

VAT -

The vendors believe that the property is not elected for VAT. Interested parties need to obtain their own confirmation of the VAT status.

EPC RATINGS - These are in the process of being provided.

INFORMATION PACK

The following information will be available:- Land Registry Title, Existing leases, Arrangement on parking and EPCs

BUSINESS RATES

It is understood that the following Rateable Values apply:-

1-3 Church Street – £13,200

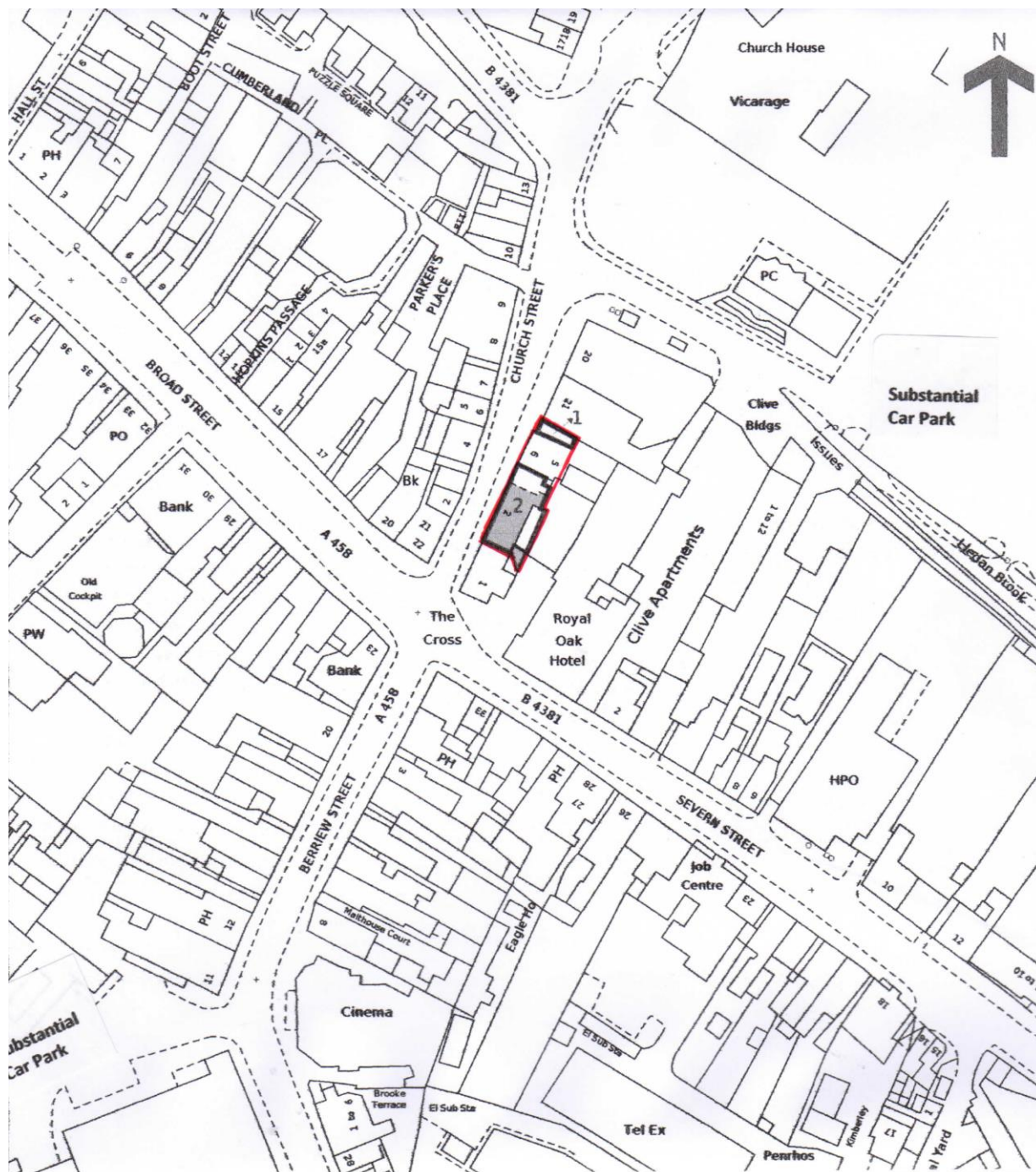
4 Church Street – £3,850

VIEWING Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com



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On the plan at the area marked A, the ground floor is building is not included. However, the first floor is included.



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