



APARTMENTS

14 Broad Street
Newtown, Powys, SY16 2NA

Freehold £375,000

- Commercial investment opportunity
- Ground floor retail unit comprising office & rear area (let to Betfred)
- Kitchenette, cloakroom, lobby, cellar, WCs. Rear unit: sitting room & lobby
- Separate rear unit currently let as bed & breakfast/hostel accommodation
- First & second floor with 10 en suite bedrooms
- Gross rent £38,000 per annum exceeding 10% return

Ref: 94885

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Newtown is a busy market town situated on the banks of the River Severn. The property is located on the main street opposite Spar and Wetherspoons. There is a railway station in the town plus many nearby tourist attractions such as Powis Castle, Gregynog Hall and Montgomery Canal. It is also close to a number of villages and small market towns: Shrewsbury (35 miles) and the coastal seaside town of Aberystwyth (46).

Commercial opportunity on the main Broad Street within the market town of Newtown, offering a gross rent of £38,000 per annum sharing a return on the gross rent approaching 10%. Let to Betfred and the rear unit let to a separate tenant for bed & breakfast/hostel accommodation.

Situated in a conservation area in the town with an area which we believe to be listed to the rear (listing information available from the agent's office – potential purchasers to make their own enquiries).

The accommodation briefly comprises:

BETTING SHOP

NB - BetFred, the tenants, are now the only betting shop in Newtown.

FRONT BETTING OFFICE: 5.64m x 9.49m (53.52 sq.m).

REAR AREA: 3.19m x 2.73m (8.70 sq.).

KITCHENETTE: with inset stainless steel sink unit, worktop surface, base and wall units, and tiled walls.

CLOAKROOM & WC: with wash basin, tiled floor and tiled walls.

LOBBY: with door to cellar, door to rear.

CELLAR: 9.31m x 5.45m overall.

REAR LOBBY: with store cupboard and rear door.

GENTLEMEN'S WC and LADIES'/DISABLED WC

THE APARTMENTS

Housed in a beautifully converted Georgian mill/barn are ten apartments operating as an independent business.

On the ground floor:

SITTING ROOM: 3.16m x 3.76m; 5.73m x 2.85m.

INNER LOBBY with DISABLED WC

Side entrance porch with staircase to first floor.

On the first and second floor:

TEN EN SUITE BEDROOMS with seven having a small KITCHENETTE area with base, sink, hob, microwave & toaster.

PLANT ROOM.

LAUNDRY ROOM.

RENTAL INCOME/LETTINGS

The ground floor is let to Betfred on a 25 year lease from 11 October 2005 at a rent of £23,000 plus VAT per annum and is used as a betting office.

The rear unit is let to Mr Mohammed Somir on a lease agreement expiring in June 2028 at a rent of £15,000 per annum plus VAT. Trading as Ty'r Bont Service Studio accommodation.



TENURE & PRICE

FREEHOLD £375,000 subject to existing leases which are available from the agents.

No direct approach to be made to the premises; please direct all communications through Sidney Phillips.

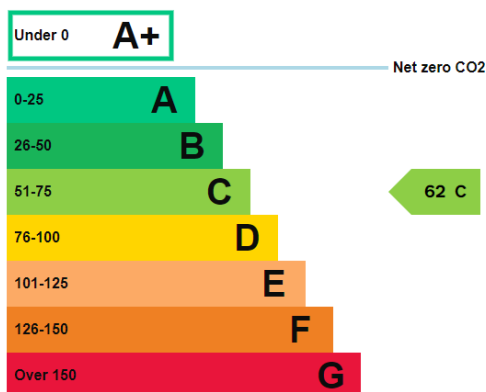
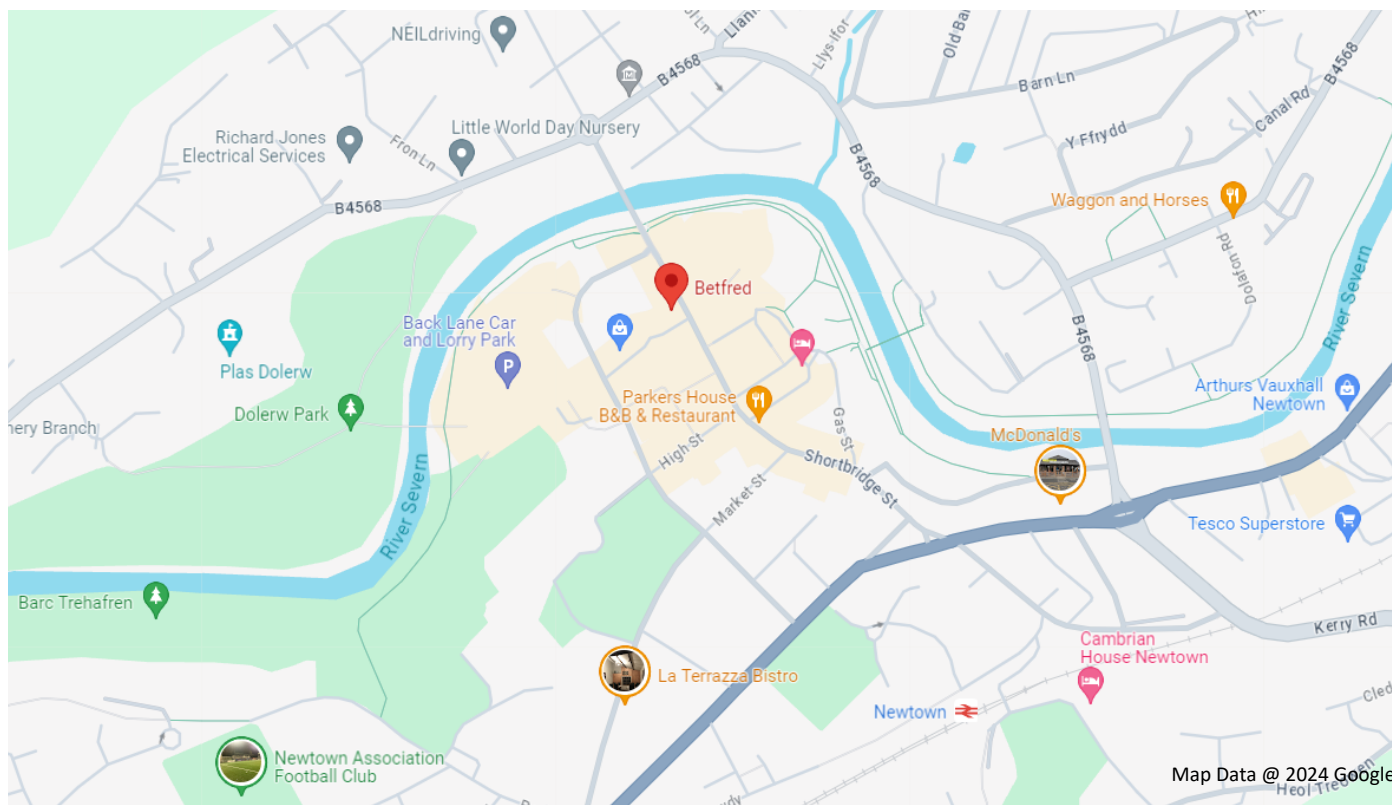
Viewing strictly by appointment only.

SERVICES

Mains electricity, water and drainage are connected.

Local Authority: Powys County Council.

Rateable Value: £11,250 per annum.



BUSINESS MORTGAGES

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EPC Reference:

Accommodation: C

Ground Floor Retail: C

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