



6 Shortbridge Street

Newtown, Powys, SY16 2LW

Rent: £4,800 per annum

Deposit: £500



MORRIS
MARSHALL
POOLE

An excellent opportunity to acquire a Town Centre Retail Premises which is conveniently located at the top of Shortbridge Street and ideal for town centre relocation or as a start-up premises.

The property benefits from being close to a range of retail premises and services including the town Post Office and extends to a total of 401 sq.ft.(37.3 sq.m).

The property comprises of Double Fronted Shop 5.35m x 4.65m (max) comprising L-shaped counter, sink with electric heated hot water supply.

The landlords are open to pre-agreed internal changes.

Leading into a Rear Storage Room, Kitchenette with stainless steel single drainer sink unit and worktop space.

Doorway leading to Separate WC.

- Town Centre Retail Premises
- Close to Post Office, Car Park & High Street
- Ideal for Start Up Business
- Total area extending to 401 sq.ft (37.3 sq.m)
- Double Fronted Window Display
- Terms Negotiable
- Commercial EPC - C (73) Exp 26.09.2027

FLOOD RISK (PER NRW)

Flooding from Rivers – Very low risk – risk less than 0.1% chance each year.

Flooding from Sea – Very low risk – risk less than 0.1% chance each year.

Flooding from surface water and small watercourses – Very low risk – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DEPOSIT

£500 prior to commencement of the Lease and to be held by Morris Marshall & Poole.

TERMS

Negotiable with preference for a minimum of a three year lease.

INSURANCE

The Tenant will pay a contribution towards the Landlord's building insurance policy each year.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy efficiency rating: C (73)

SERVICES

Mains electricity, water and drainage.

BUSINESS RATES

Rateable Value: £3,650 per annum (July 2026)

OUTGOINGS

All services consumed and Council Tax.

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

From our Newtown office proceed towards the Town Clock and continue onto Shortbridge Street, The property can be found a short distance on the left hand side.

What3words: send.outsmart.comic

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

Ref: 6 Shortbridge Street HE 07/26

