



First Floor Offices,

10A Shortbridge Street, Newtown, Powys, SY16 2LW



Rent: £6,600 per annum

Spacious and Modern First Floor Offices located in Newtown town centre which is within walking distance of a range of local amenities including public car parks, post office, Broad Street and High Street.

Private Entrance from the ground floor with staircase leading to the first floor.

A large Entrance Hallway with access into each of the three office spaces.

The property benefits from a spacious Main Office with 5 windows to the front providing plenty of natural lighting, electrical sockets and phone points throughout the room within modern UPVC trunking.

Internal door through to the Kitchenette, comprising base units and worktop space, stainless steel sink and drainer, recess for fridge freezer.

Two further Single Offices, one facing the front of the property and one benefitting from two Velux windows to the rear.

Separate WC

- First Floor Modern Office Space
- Three Separate Offices & Kitchenette
- Private Entrance Staircase
- Town Centre Location
- Close to a range of local amenities
- Gas Central heating
- EPC - C (67) Exp 14.02.2032

SERVICES

Mains electricity, water, gas and drainage.
Gas fired central heating.

RATEABLE VALUE

£3,950 per annum (1st April 2023)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Commercial Energy Efficiency Rating – C (67)
Expires 14th February 2032

LEASE

Negotiable lease terms with preference of a three year lease. The Tenant will be responsible for their own outgoings in relation to the lease.

OUTGOINGS

The Tenant is responsible for all payments of services.
Tenant responsible for internal decoration.

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

From our office in Newtown proceed towards the Town Clock and continue on to Shortbridge Street. The property can be found a short distance on the left hand side at the end of the row of shops just before the Robert Owen Memorial Garden.

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 January 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

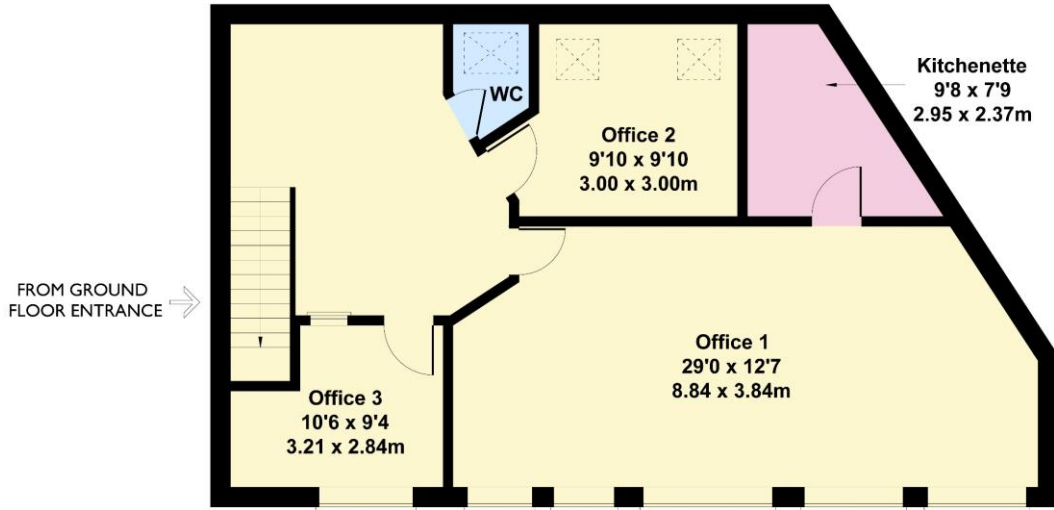
Ref: 2023/C 1st Floor Offices 10A Shortbridge Street/HE 11/23



FLOORPLAN

10A Shortbridge Street, Newtown, Powys, SY16 2LW

Approximate Gross Internal Area
829 sq ft - 77 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

