Lot 12

32/33 Broad Street, Welshpool, Powys SY21 7RR

***Guide: £300,000+**
Large Shop & 13 Room Flat
Gross Yield 12.8%
6 week completion



SITUATION

Located at the junction with New Street and occupying a prominent trading position, diagonally opposite **Greggs** and amongst such other multiples as **Coral, Boots Pharmacy, Costa Coffee** and **British Heart Foundation.**

Welshpool is a prosperous Welsh market town situated approximately 20 miles west of Shrewsbury which and enjoys easy access to the A458 and A483.

PROPERTY

An end of terrace Grade II Listed building comprising a **Large Ground Floor Double Shop** with separate rear access via a service road/yard to a **Large Self-Contained 13 Room Flat** on the first, second and third floors.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	33'4"
Internal Width	30'11"
Shop Depth	44'9"
Built Depth	90'1"
Net Area	Approx. 1,922 sq ft[1]
WC	

First & Second & Third Floor Flat

13 Rooms, Kitchen, Bathroom/WC	
GIA	Approx. 3,122 sq ft

[1]Area taken from VOA.

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **D R Investment Group Limited (guaranteed by Mr T. Singh) trading as a Premier Convenience Store with Post Office** for a term of 15 years from 13th May 2020 at a current rent of **£38,500 per annum** exclusive. **(see Note 1).**

Rent Review 2030

Note 1: The current rent of £38,500 p.a. was agreed at the 2025 Rent Review from a previous rent of £31,000 p.a.

Note 2: The Tenant did not operate their 2025 Break Clause.

Note 3: An employee of the tenant currently occupies the flat.

Note 4: Refer to the Auctioneers for the video tour of the Flat.

£38,500 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Rocco Kay**

Vendor's Solicitors
Hamlins
Tel: 020 7355 6000 Ref: Joseph Holder
Email: joseph.holder@hamlins.com

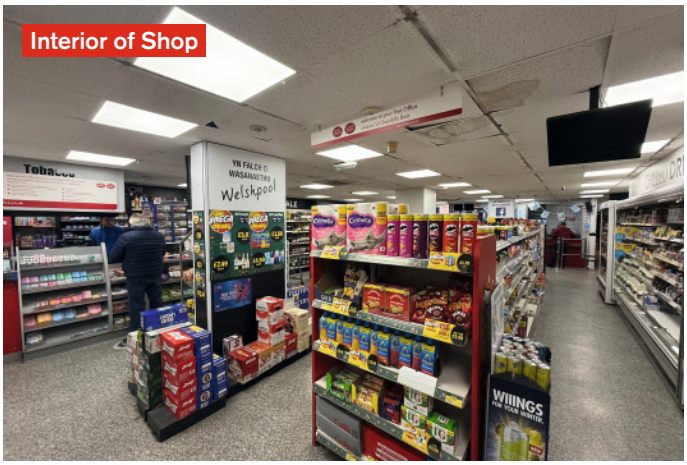
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**













© **Crown copyright**. All rights reserved. Licence number 100040809 – Plan not to scale