





**Commercial unit Stanley Street, Welshpool, Powys, SY21 7RY  
£600 Per Month**

A commercial premises located on Stanley Street, Welshpool town centre.



The commercial unit comprises of a traditional brick built, single story lock-up shop/bar unit with a flat roof. The property benefits from one parking space and toilet facilities. Versatile in use, it would suit a variety of commercial purposes, subject to statutory consents. It provides a Total Net Internal Area of Approximately 191 sqft (17.75 sq mtrs). All measurements are approximate.

Equipment is available to purchase by separate negotiation, to be discussed at viewing.

Rent £600 pcm

Deposit £1,800

**Location**

The property is prominently located fronting onto Stanley Street in the town centre of Welshpool.

Mains electricity, water and drainage is understood to be connected.

**Term**

The unit is offered to let on a new lease for a minimum term of 12 months.

**Subject to Business rates**

Floor Plan  
(not to scale - for identification purposes only)

## General Services:

### Local Authority:

**Council Tax Band:** Exempt

**EPC Rating:**

**Tenure:**

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.