





13 Broad Street, Broad Street, Welshpool, Powys, SY21 7SE  
Guide Price £189,500

A exciting opportunity to acquire a portfolio of commercial and residential properties in Welshpool Town Centre which comprise of a retail unit on Broad Street, two retail units on Hopkins Passage and two maisonettes accessed from Hopkins Passage. The commercial properties are let on Landlord & Tenant Act tenancies and one maisonette is let on an Assured Shorthold Tenancy. The second maisonette is in need of complete renovation.

The properties generate an income of £14,752 per annum which could be further increased by renovation of the maisonette 12a Hopkins Passage.



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13 Broad Street - Retail Unit extending to 26m<sup>2</sup> (approx.) let on a 2 year lease to the Groom Room

13a Hopkins Passage - 2 bed maisonette let on an Assured Shorthold Tenancy

13b Hopkins Passage - Retail Unit extending to 23m<sup>2</sup> (approx.) let on a 1 year lease to The Owl and Broomstick

13c Hopkins Passage - Retail Unit extending to 10m<sup>2</sup> (approx.) let on a 1 year lease to Vintage Style

12a Hopkins Passage - 2 bedroom maisonette requiring complete renovation. Currently vacant.

Please contact the Selling agent for full lease details.

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

## General Services:

### Local Authority:

**Council Tax Band:**

**EPC Rating:** E

**Tenure:** Freehold

**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 Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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 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.