

# FOR SALE / TO LET

A Prominently Located Detached High Quality Former Car Showroom

Halls<sup>1845</sup>

COMMERCIAL



## Philip Paul Car Dealership, Llanidloes Road, Newtown, Powys, SY16 1ET

High quality prominent existing car dealership, suitable for a variety of alternative uses (subject to receipt of statutory consents)



Site Area 0.489 Acres (0.198 hectares)

Total Gross Internal Floor Area

360.01 m sq (3,877 ft sq)

**Rent: £38,000 Per Annum (Exclusive)**

**Price : Offers in the region of £495,000 (Exclusive)**

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## PHILIP PAUL CAR DEALERSHIP Llanidloes Road, Newtown, Powys, SY16 1ET

### Location

The property is prominently located fronting onto Llanidloes Road, which serves as the main arterial road through the town of Newtown. Newtown is an established market town and administrative centre serving the county of Powys. The town has a population of 11,375 people with a significant catchment population.

The surrounding occupiers include Lidl and Wynnstay, within the centre of the town a new KFC drive thru restaurant is shortly opening.

Newtown is situated approximately 34 miles from the town of Shrewsbury and 14 miles from the town of Welshpool.

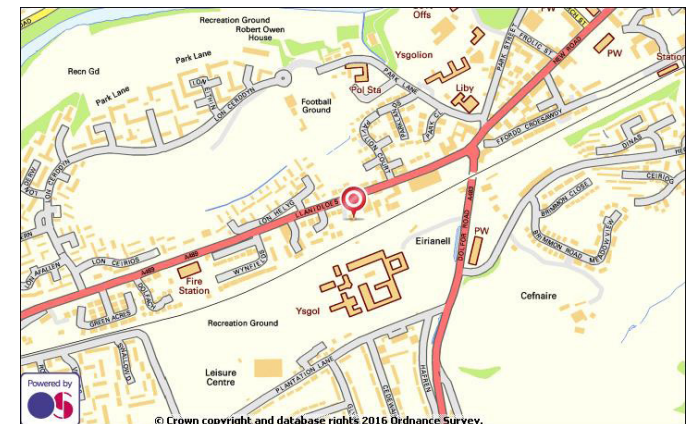
### Description

The property provides a high quality former car showroom providing a Total Gross Internal Floor Area of approximately 3,877 ft sq (360.01 m sq) sitting on a Total Site Area of approximately 0.489 acres (0.198 hectares).

The property is of steel portal framework with glazed curtain walling to part and the rest of the property has been clad in profile sheeting. Internally the property is arranged to provide a high quality showroom with welfare facilities and a car workshop area (benefiting from 3 roller shutters) with an eaves height of 6.18 metres. The first floor provides a variety office accommodation and benefits from lift access from the Ground Floor for DDA compliance.

Externally the property benefits from a generously sized external site area which has been tarmacadamed. The site is arranged to provide car parking at the front and a potential secure external storage area at the rear or additional car parking.

The property is a former Car Showroom but would lend itself to a variety of potential uses, subject to the receipt of the relevant statutory consents.





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### Accommodation

(All measurements are approximate)

The property has been measured on a Gross Internal Floor Area Basis

Ground Floor 2,439 ft sq( 226.58 m sq)

First Floor 1,438 ft sq(133.57 m sq)

Total Site Area 0.489 acres (0.198 hectares)

### EPC

EPC rating C61.

### Services

(Not tested at the time of our inspection)

It is understood that all mains services are connected to the property including a gas fired central heating system and three phase electricity.

### Legal Costs

Each party is to be responsible for their own legal costs in relation to this transaction.

### Planning

Interested parties are to make their only enquiries to the local authority

The property has until recently been in use as a Car Dealership falling within Use Class Sui Generis of The Town and Country Use Classes Order 1987.

The property would lend itself to a wide range of alternative uses, subject to the receipt of the relevant statutory consents.



### Tenure

The property is offered to let on a new lease for a length of term by negotiation on a Tenants Full Repairing and Insuring Basis. The lease will be subject to rent reviews at Five Yearly intervals.

The property is alternatively offered for sale freehold with vacant possession.

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### Price / Rent

**Price : Offers in the region of £495,000 (exclusive)**

**Rent : £38,000 Per Annum (exclusive) payable quarterly in advance by standing order**

### Rateable Value

Verbal enquiries were made to the local authority and we were advised as follows:

Business Rates (2015/16: £8,520, Rateable Value : £17,750)

### VAT

All figures and prices quoted are exclusive of VAT.  
(The property is understood to be elected for VAT)

### Local Authority

Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys  
LD1 5LG  
Telephone : 01597 826000

### Viewing

Strictly by appointment with Sole Agent.

# 01743 450 700

**James Evans**

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