



**For Sale by Auction: 13 Broad Street and 12a, 13a
13b and 13c Hopkins Passage**

Welshpool | Shropshire | SY21 7SD





Prime Mixed-Use Investment Opportunity in Welshpool Town Centre

A well-located mixed-use property in the heart of Welshpool, comprising two residential flats and three ground floor commercial units. Positioned on Broad Street, the town's main retail street, the property enjoys high visibility and easy access to local amenities and transport links.

Part income-producing and part vacant, the property offers clear asset management potential, appealing to investors seeking both immediate return and future growth through improved occupancy and rental uplift. Guide Price – £75,000 to £95,000 (exclusive)

13 Broad Street and 12a, 13a, 13b and 13c Hopkins Passage

The property comprises of a part three, part two and part single-storey mid-terraced Grade II listed building, of traditional construction, arranged to provide a mixed-use residential and commercial investment. It is part income-producing and part vacant, offering an attractive asset management and refurbishment opportunity.

The property offers significant potential for reconfiguration, refurbishment and rental uplift across both its residential and commercial elements. Parking is on-street only.

Viewings are highly recommended to fully appreciate the versatility of this centrally located asset.



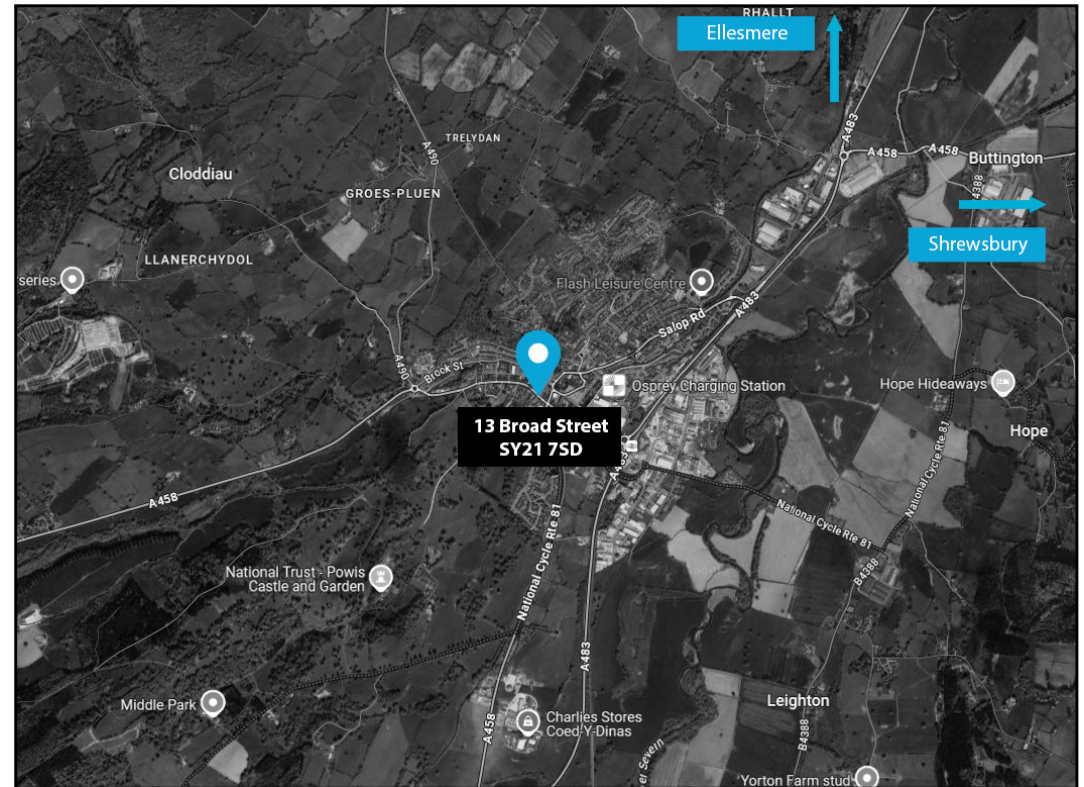
Location

The property is prominently positioned on Broad Street, Welshpool's main retail thoroughfare, with return frontage onto Hopkins Passage, a well-used pedestrian cut-through. It occupies a prime town centre location, surrounded by national and regional occupiers including Greggs, Premier, Corals, and Halls and is within easy reach of all local amenities.

Key Location Highlights

- Within thriving market town of Welshpool with one of Europe's largest weekly livestock markets and a mix of national and independent retailers
- Strong connectivity via the A458, A483, and A490 linking to Shrewsbury, the Midlands and North Wales
- Welshpool Station on the Cambrian Line provides direct links to Shrewsbury, Aberystwyth, and beyond
- Close to major attractions including Powis Castle, the Montgomery Canal, and the Welshpool & Llanfair Light Railway

With a strong local economy driven by agriculture, retail, and tourism, and excellent transport links, Welshpool provides an ideal setting for a mixed-use investment in a highly visible, high-footfall location.



Accommodation

13 BROAD STREET, GROUND FLOOR - A lock-up shop unit with welfare facilities

Total Net Internal Sales Area of Approximately = **278 sq ft** | (25.82 sq m)

13 BROAD STREET , FLATS ABOVE - Two vacant residential flats (suitable for refurbishment and re-letting) accessed separately

- **12A HOPKINS PASSAGE** - Two bedroomed flat arranged over the first and second floor accessed from a ground floor entrance. Organised as: Ground floor entrance, first floor - landing, bathroom, lobby, bedroom 1, bedroom 2, second floor - hallway, kitchen, sitting room. Total Gross Internal Floor Area of Approximately **615 ft sq** | (57.13 sq m)
- **13A HOPKINS PASSAGE** - A dilapidated flat that requires comprehensive refurbishment. It is arranged over the ground, first and second floors. Total Gross Internal Floor Area of Approximately **811 ft sq** | (75.34 sq m)
- **13B HOPKINS PASSAGE** - A single storey lock up shop unit at the rear of the property. Total Net Internal Floor Area of Approximately **220 ft sq** | (20.44 sq m)
- **13C HOPKINS PASSAGE** - A single storey lock up shop unit. Total Net Internal Floor Area of Approximately **147 ft sq** | (13.65 sq m)

ALL MEASUREMENTS OF INTERNAL FLOOR AREAS PROVIDED ARE APPROXIMATE

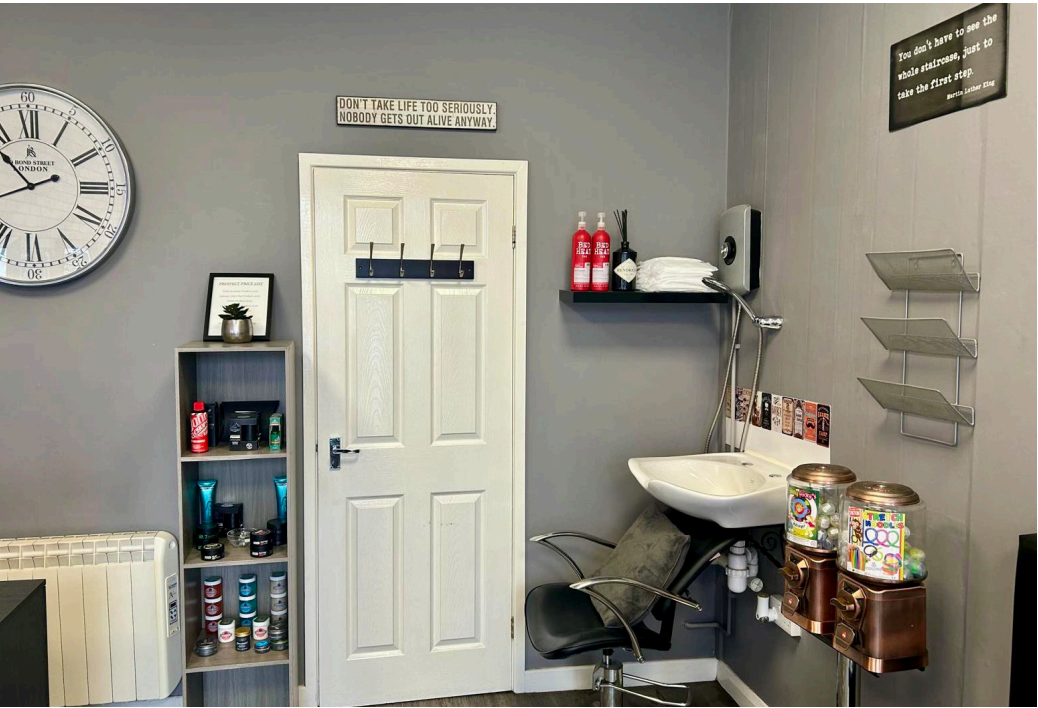
RATEABLE VALUE

13 BROAD STREET ANNUAL RATEABLE VALUE = £6,500

13 B HOPKINS PASSAGE = £1,825

13 C HOPKINS PASSAGE = *UNKNOWN*





Business Summary

Tenure

The property is owned under Title Number CYM601179.

The property is offered for sale freehold with part vacant possession and part subject to the following occupational tenancies;

Tenancy Schedule (All information provided is approximate and subject to confirmation by legal documents)

Ground Floor - 13 Broad Street

- Lease Term: 6 February 2023 – 5 February 2025
- Rent: £6,522 per annum
- Repairing Obligations: Tenant Full Repairing and Insuring (FRI) basis
- Status: Lease expired
- Other: Lease inside the Landlord and Tenant Act 1954, Part 2

13C - Hopkins Passageway

- Lease Term: 1 December 2022 – 30 November 2023
- Rent: £1,300 per annum
- Repairing Obligations: Tenant Full Repairing and Insuring (FRI) basis
- Status: Lease expired
- Other: Lease inside the Landlord and Tenant Act 1954, Part 2

Further details from the selling agents upon request.

Planning

The property is understood to be Grade 2 listed.

The property is understood to have planning consent for Use Classes A1 (Retail) and C3 (Residential) of the Town and Country Use Classes Order 1987.

Services

Prospective purchasers should rely on their own enquiries. We understand that the property benefits from connected mains water, electricity and drainage.



Key Details

Town and Country Planning

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

Boundaries, Roads & Fences

The Purchasers shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences

Conditions of Sale

Please note that the property is sold in accordance with the Common Auction Conditions [4th Edition March 2018] (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

Rights of Ways Easements/Way Leave

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not.

Payment of Deposit

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge. PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000). Please bring with you the means to pay both the deposit and the buyers premium.

Guide Price/Reserve

£75,000 to 95,000 (Seventy five thousand pounds to ninety five thousand pounds) (Exclusive)

*Guides are provided as an indication of each seller's minimum expectation they are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a reserve [a figure below which the Auctioneer cannot sell the property during the auction] which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

The property is offered for sale by public auction on Friday 26th September at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

Planning Authority

Powys County Council

County Hall, Spa Road East, Llandrindod Wells
Powys, LD1 5LG. Contact - 01597 826000 /customerservices@powys.gov.uk

Money Laundering Regulations

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of *identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

VAT

Not applicable. The property is understood not to be elected for VAT.

Rates

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £4,400

Rates Payable: £2,195.60 per annum

Legal Costs

On application.

EPC

Known EPC ratings.

13 Broad Street - B

12a Hopkins Passage - G

13a - Hopkins Passage - F

13b Hopkins Passage - C


13c Hopkins Passage - D


IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:


James Evans

 07792 222 028


 james.evans@halls.gb.com


Simon Cullup-Smith

 07999 595 885

 simon.cullupsmith@halls.gb.com

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

