

TO LET

11,519 SQ. FT. RETAIL UNIT WITH 44 CAR PARKING SPACES
ON A SITE OF 0.635 ACRES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Former Sainsburys, Brook Street, Welshpool SY21 7NJ

Location

The market town of Welshpool in Mid Wales is located approximately 19 miles to the west of Shrewsbury, 14 miles to the north of Newtown and 17 miles to the south of Oswestry.

The subject property is located in a strong supporting location to the west of the town centre adjacent to High Street with prominent frontage to Brook Street.

Notable occupiers in the town include: **Tesco, Aldi, B&M, Boots the Chemist, Costa Coffee, Greggs, Marstons Inns, Morrisons** amongst others.

Description

The subject property comprises a purpose built supermarket arranged over ground floor sales area with lower ground floor storage/ancillary together with on site car parking.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor	8,885 sq.ft.	 825.44 sq.m.
Lower Ground Floor	2,634 sq.ft.	 244.79 sq.m.
Total	11,519 sq.ft.	 1,070.23 sq.m.

Site Area of 0.635 acres
Car Parking - 44 spaces (approximately)

Further information

The link below provides access to the new Sainsburys UK Property Website which provides full details of Sainsburys/Argos property disposals.

www.sainsburysproperties.co.uk

Lease Terms

Available by way of an assignment of the existing lease which is due to expire on 12/10/2031.

Permitted Use

Any use within Class A1 of the 1987 Order together with ancillary uses, or such other use as the Landlord may consent to in writing, such consent not to be unreasonably withheld or delayed.

Passing Rent

On application

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £90,500 | Rates Payable = £45,431

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate

B36

VAT

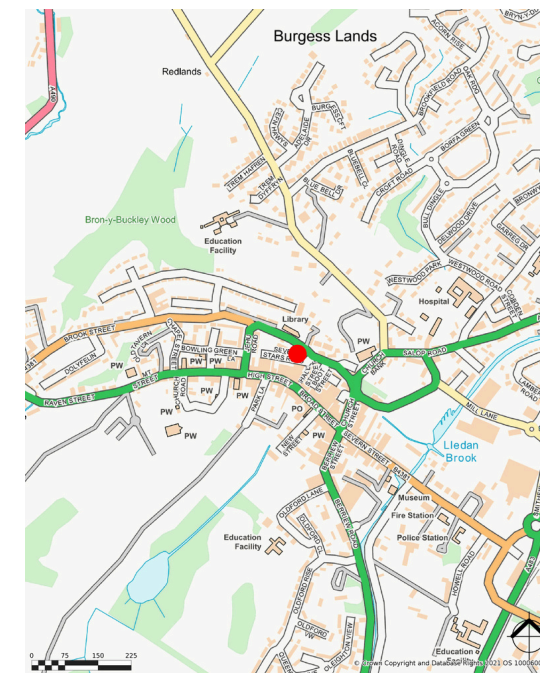
All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

pushy.debate.buying



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Richard Ryan

📞 029 2034 7051

📠 07768 048705

📧 /RichardRyan

✉️ richard.ryan@fletchermorgan.co.uk



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.
11/01/2026

**Fletcher
Morgan**