

Newtown - 9 Severn Street, Powys SY16 2AQ  
Freehold Takeaway & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Newtown - 9 Severn Street, Powys SY16 2AQ

## Freehold Takeaway & Residential Investment



### Investment Consideration:

- Purchase Price: £180,000
- Gross Initial Yield: 8.67%
- Rental Income: £15,600 p.a.
- VAT is NOT applicable to this property
- Comprises takeaway shop with large residential flat at first and second floor
- Benefits from storage outbuilding and basement
- Future redevelopment potential to self-contain the flat, STTP
- Located in the heart of the town centre with occupiers nearby include Costa Coffee, HSBC, Nationwide, Restaurants, Cafe and more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 9 (Ground, First &amp; Second Floor)</b>	Ground Floor: 34 sq m (366 sq ft) Open plan takeaway, commercial kitchen Storage: 31 sq m (333 sq ft) Open plan storage First Floor: 40 sq m (430 sq ft) 2 rooms, bathroom Second Floor: 40 sq m (430 sq ft) 2 rooms, bathroom	Individual	10 Years from 20 February 2026	£15,600	Note 1: FRI Note 2: Rent review 20.02.31 linked to RPI Note 3: Tenant option to determine on 20.02.31 with min 6 months notice Note 4: Deposit held of £3,900
<b>Total</b>				<b>£15,600</b>	



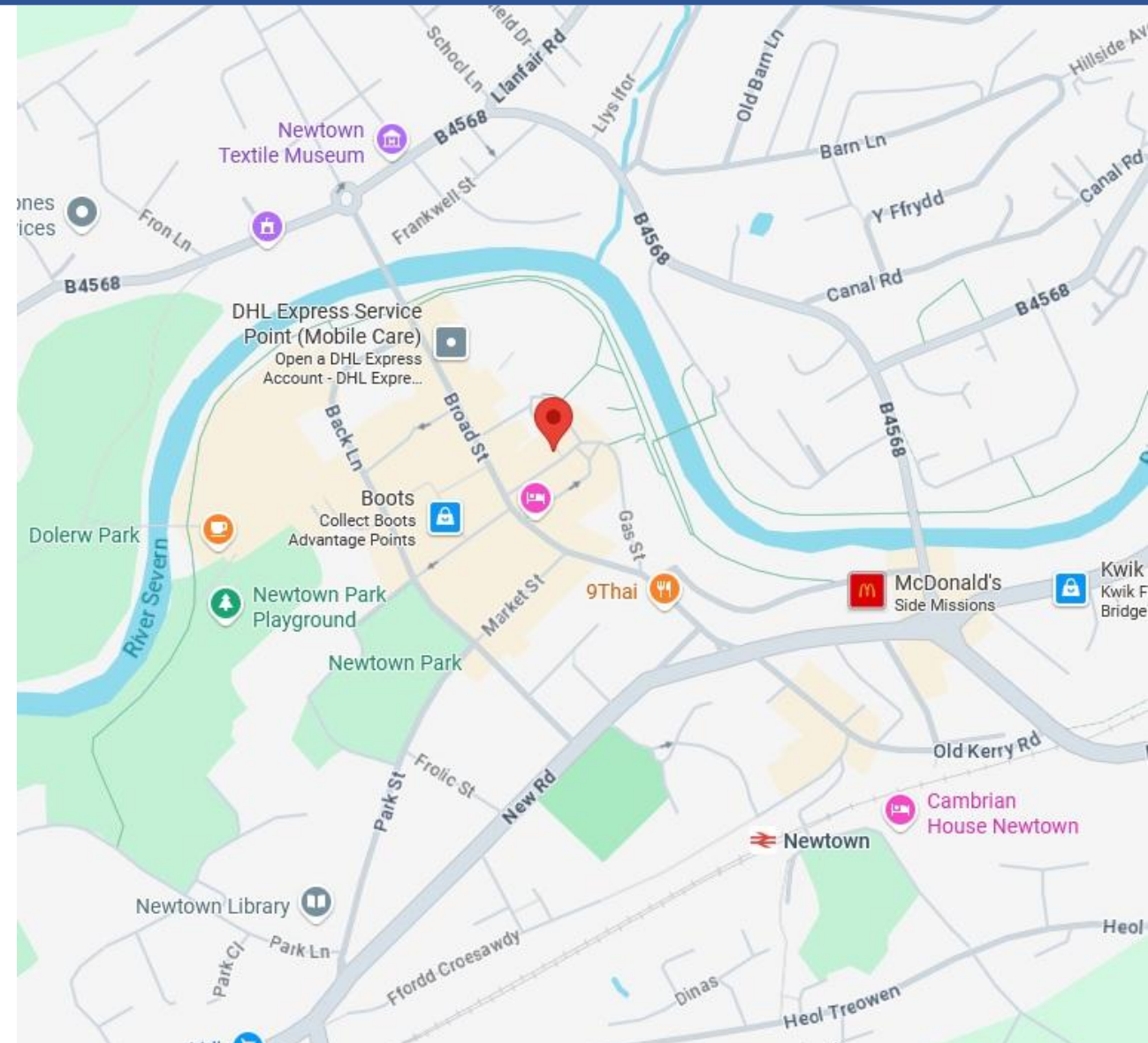


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## Location:

Newtown is the largest town in the county of Powys, located 13 miles south of Welshpool and 36 miles south-west of Shrewsbury. The town is situated on the River Severn at the junction of the A489 and the A483. Newtown (Powys) Rail Station provides frequent rail services to Birmingham International, Shrewsbury and Aberystwyth. The property is situated in the heart of the town centre with occupiers nearby include Costa Coffee, Nationwide and more.



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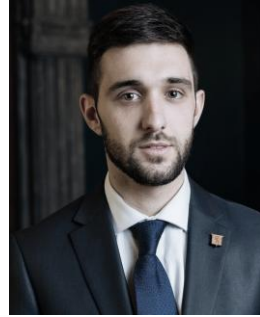
## Freehold Takeaway & Residential Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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