

# Town & Country

Estate & Letting Agents



**1 Frolic Street, Newtown, SY16 1AP**

**Auction Guide £60,000**

TO BE SOLD AT AUCTION ON 10TH DECEMBER 2025. A SUPERB INVESTMENT OPPORTUNITY. GUIDE PRICE - £70,000 PLUS VAT! Town and Country Property Auctions are pleased to present this two storey commercial premises with parking for several vehicles with two paying tenants in situ. Located close to the town centre, all amenities are easily accessible including shops, schools and public transport. Viewing is recommended to appreciate the size of the property. Please note, VAT will be payable on this property. Unconditional lot, Buyers Premium Apples at 5% plus VAT (subject to a minimum of £5000 plus VAT).

## Directions

From our Oswestry office proceed out of the town and follow the road towards Welshpool and Newtown. Proceed along passing Welshpool towards Newtown. On entering Newtown keep on the main road (New Road) through the centre and turn right just before the lights. Turn left and then first left into Frolic Street where the property will be found on the left.

## Accommodation Comprises

The two floors have shared facilities with a single boiler and a single electric supply. Details of the current rents paid are available from our office. Both tenants will remain at the property and notice will not be served by the current owner. Please note that the purchase price will be exclusive of VAT.

## Ground Floor

### Reception 14'0" x 10'4" (4.29m x 3.17m)



The ground floor reception has a window and door to the front, radiator, wood flooring and a door leading to the rear reception.

### Office/ Reception 15'1" x 14'0" (4.60m x 4.29m)



The second ground floor area has two windows to the side, radiator and a door leading to the rear lobby.

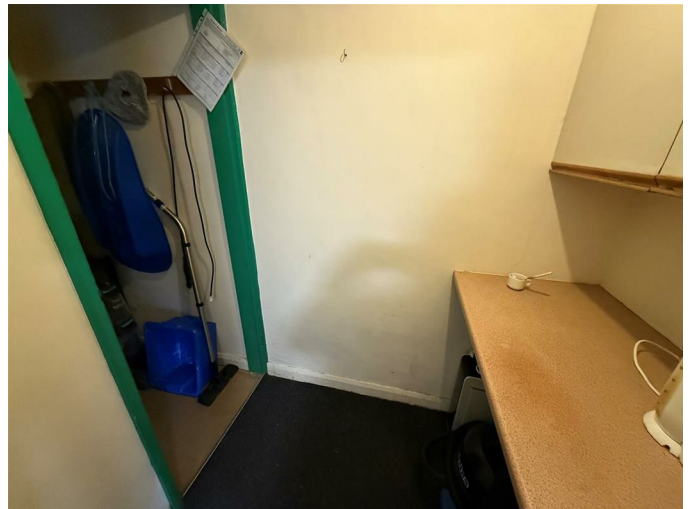
## Additional Photo



## Rear Lobby

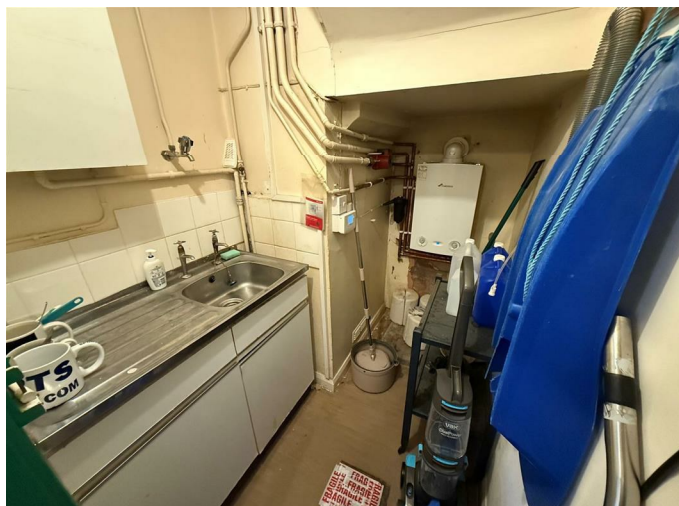
The rear lobby has a door out to the side, stairs leading to the first floor and a door leading to the kitchen area and cloakroom.

## Kitchen Area

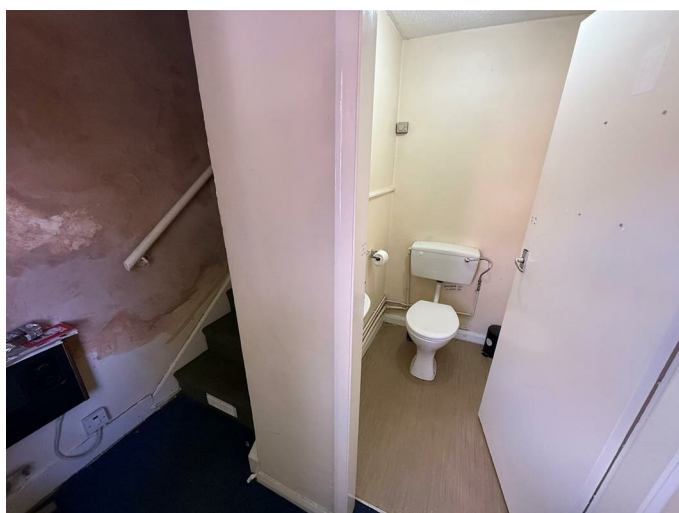


The kitchen area has a food preparation area with built in units and radiator along with a sink unit and gas boiler that serves both the ground floor and the first floor.

### Additional Photo



### Cloakroom

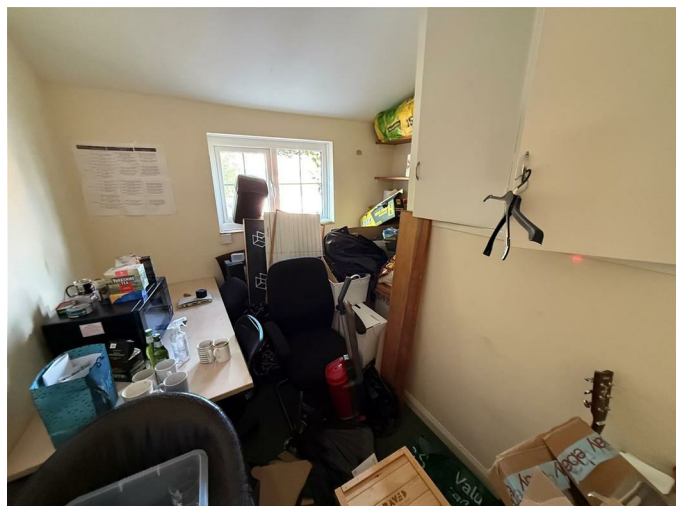


The cloakroom is fitted with a wash hand basin and a low level w.c.

### First Floor

To the first floor the passageway leads to three rooms. There is an electric wall heater.

### Room One 10'9" x 6'2" (3.28m x 1.89m)



The room has a window to the front, radiator, recessed area and built in storage.

### Room Two 10'9" x 10'5" (3.29m x 3.18m)



The second room has a window to the front and a radiator.

### Lounge/ Office 16'4" x 14'2" (5.00m x 4.32m)



The first floor reception room has a window to the side, two windows to the front and a radiator.

## To The Outside



To the outside there is a block paved parking area for 4 - 6 cars leading to the entrance at the side.

## Additional Photo



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids

are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The property is subject to Business rates -

Ground floor - £2,500 per annum

1st floor - £3,000 per annum

We believe these figures to be accurate however, we recommend that purchasers must make their own enquiries.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

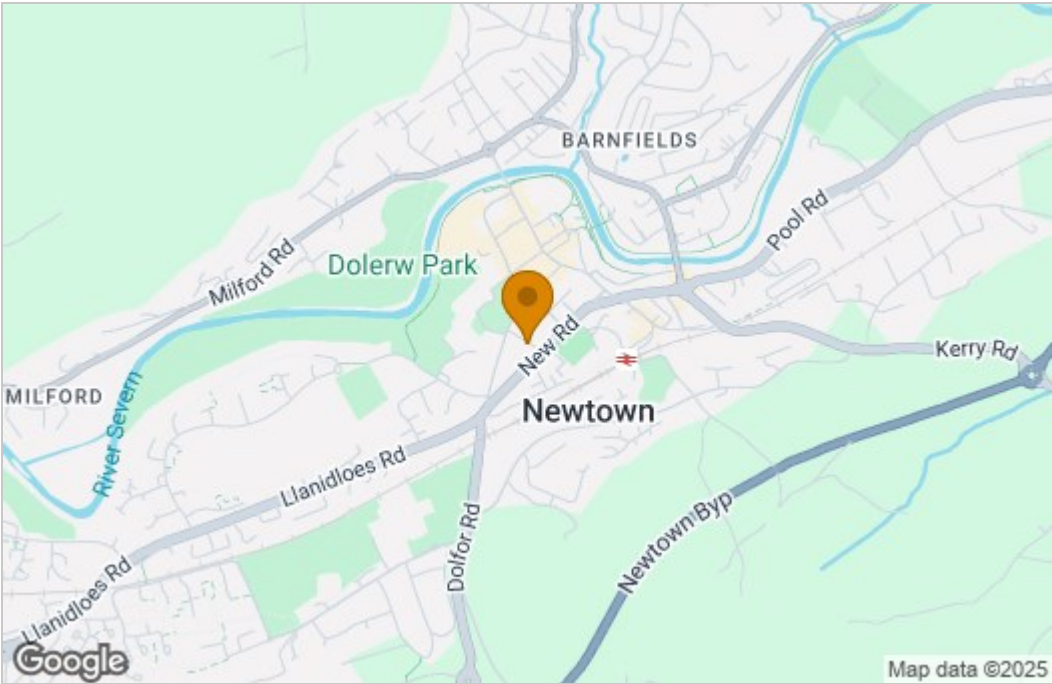
## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

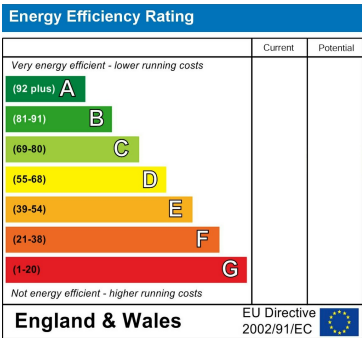
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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