



Roger Parry & Partners

La Terrazza, 32 Park Street

Newtown, Powys, SY16 1EF



## La Terrazza, 32 Park Street

32 Park Street is a three-storey mixed-use property with large rear patio area and separate function room, situated in the town centre of Newtown. The property comprises of a ground floor restaurant with street frontage and residential accommodation above.

This attractive property is currently being utilised as an Italian restaurant and has potential for a number of uses, subject to obtaining the relevant consent.

**Services:** Mains Water • Gas central heating • Mains Drainage • Mains Electricity

**Guide Price: £280,000**



### ACCOMMODATION

#### Ground Floor

- Bar with seating area
- Dining area to seat approximately 55 people
- Kitchen
- Ladies and Gent's w/c

#### First Floor

- 4 bedrooms
- Shower room
- WC

#### Second Floor

- Kitchenette
- Bedroom
- Lounge
- Bedroom with Shower room

#### Rear of Property

- Large patio area
- Function room with Bar, seating area, store room, kitchen and Ladies and Gents WC



## SITUATION

32 Park Street is conveniently located in the town centre of Newtown, close to convenient parking and public transport.

*Newtown: 13.6 miles • Shrewsbury: 32.3 miles • Birmingham: 79.7 miles*

## LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Welshpool, SY21 7AS.

Tel: 01597 826000

## TENURE

The property is sold Freehold and Vacant Possession will be granted on completion.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

## PLANNING

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

## LOCAL INFORMATION

Newtown is a vibrant market town located in mid Wales with good road and public transport connections to the midlands and surrounding towns. The town also benefits from a range of high street shops, independent shops and a market day each Tuesday.

## RATINGS

The ground floor has a rateable value of £9,100. The property may be available for Business Rates Relief, however, purchasers should make their own enquiries.

## COUNCIL TAX

The flat is designated as B.





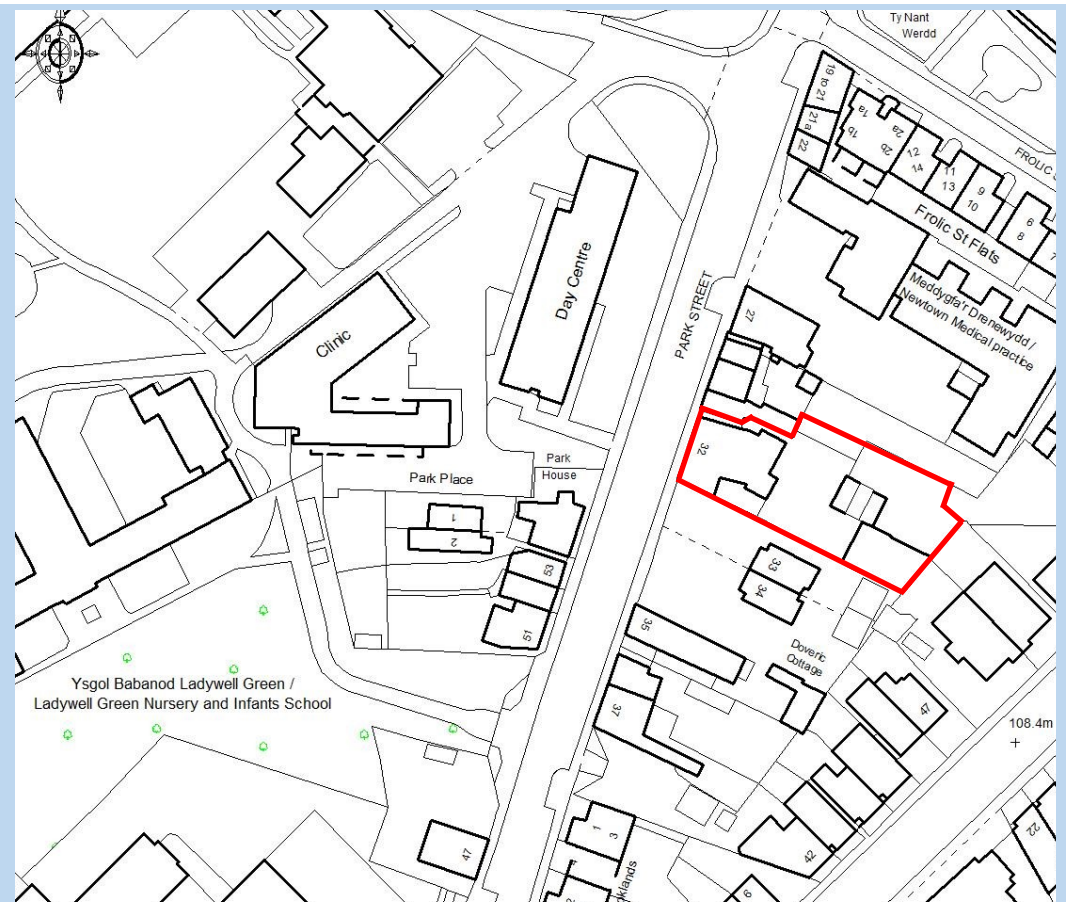


## VIEWING

Viewing of the property is strictly by appointment through Roger Parry & Partners LLP, sole selling agent.

For further details please contact Clare Williams *BSc (Hons) MRICS FAIV*

Tel: 01938 554499 Email: [clare@rogerparry.net](mailto:clare@rogerparry.net)



**1 Berriew Street**  
Welshpool  
Powys  
SY21 7SQ  
Tel: 01938 554499  
Email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)

**Hogstow Hall**  
Minsterley  
Shrewsbury  
SY5 0HZ  
Tel: 01743 791336  
Email: [mail@rogerparry.net](mailto:mail@rogerparry.net)

**The Estates Office**  
20 Salop Road  
Oswestry  
SY11 2NU  
Tel: 01691 655334  
Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

**Welsh Bridge**  
Frankwell  
Shrewsbury  
SY3 8LG  
Tel: 01743 343343  
Email: [shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

**[www.rogerparry.net](http://www.rogerparry.net)**

### Important Notice:

- Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
- Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
- Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
- The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed.
- These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.