

38 The Watton, BRECON LD3 7EG



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Corner **RETAIL** unit in prominent position available **TO LET**

Ground floor net internal area - approx. **2,100 sq ft (195.1 sq m)** plus first floor approx. **1,870 sq ft (173.75 sq m)**

Potential for a range of retail uses

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LOCATION

Brecon is a busy market town and within the Brecon Beacons National Park. It is home to many local shops and national retailers. The town serves a large outlying rural catchment area. The town has a population of 8,250 (2011 Census) and also benefits from a large influx of tourists all year round.

The Watton is one of the main roads into the town centre. Nearby occupiers include the Hop Inn bar and restaurant and a hair salon. The Watton links with the Bulwark to the west where there is a range of national and independent retailers and is close to Rich Way with Aldi supermarket, Brecon Motors and Domino's Pizza.

DESCRIPTION

The property comprises a prominent retail unit that has been used as a furniture showroom and most recently as a military equipment sales outlet.

There is a front shop area with a large display area to the rear. In addition, there is a first floor sales area.

FLOOR AREAS

Ground floor net internal area - approx. **2,100 sq ft (195.1 sq m)** plus first floor approx. **1,870 sq ft (173.75 sq m)**) - please see indicative floor layout plans.

PLANNING

The property has been used for retail on the ground and first floors and also for the tailoring and adjustment of military equipment using sewing machines.

The property is Grade II Listed.

BUSINESS RATES

The property is currently assessed in the 2023 Rating List with a Rateable Value of £8,100. The property qualifies for small business rates relief, please contact letting agents for further information on actual rates payable.

RENT

£14,000 per annum. No VAT payable on rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

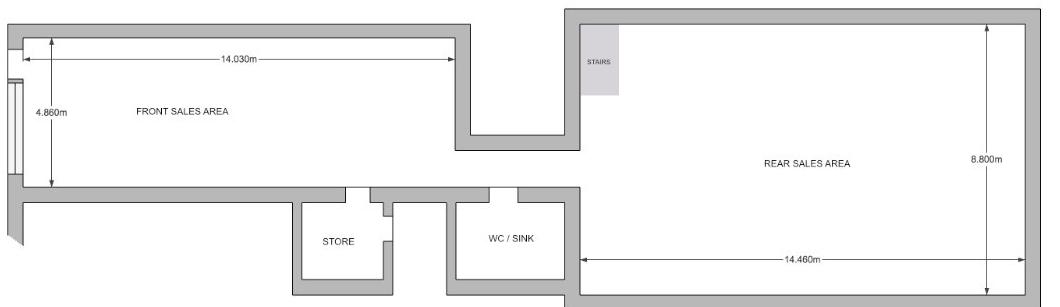
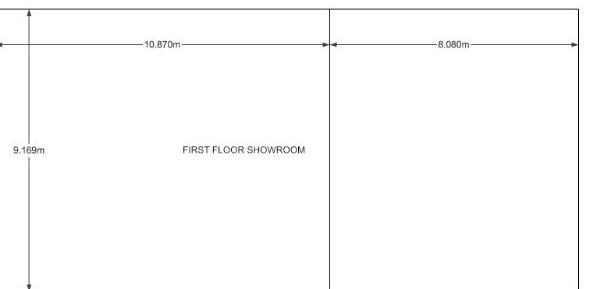
VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact sole agents:

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FLOOR LAYOUT PLANS



FLOOR PLANS FOR ILLUSTRATION PURPOSES ONLY - DIMENSIONS QUOTED ARE APPROXIMATE AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN SURVEY



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