



28 HIGH STREET, **BRECON** LD3 7LE

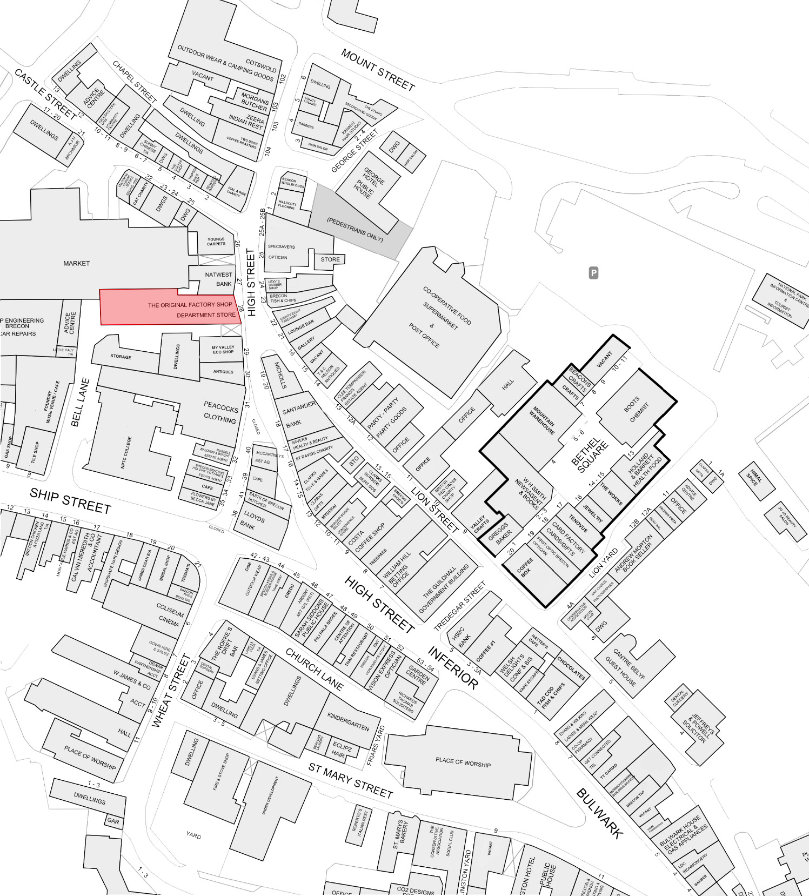
28 High Street BRECON LD3 7LE

Large and prominent **RETAIL** unit available **TO LET** in town centre location

Ground floor sales area - **384.25 sq m (4,136 sq ft)** plus first floor retail and basement storage

AVAILABLE from **April 2024**

stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050



LOCATION

Brecon is a popular market town standing on the banks of the River Usk on the edge of Bannau Brycheiniog National Park and the Black Mountains. It has a population of approximately 8,250 (2011 Census) and the town is an administrative and tourist centre for the surrounding area, attracting additional trade in tourist seasons and weekends. Cardiff is approximately 42 miles to the south via the A470 and Abergavenny about 20 miles to the east via the A40.

The Property is located in a prominent position in the town centre adjacent to Nat West and close to Peacocks, Specsavers, Nicholls and Santander as well as independent retailers. The Property enjoys good levels of footfall and visibility close to High Street junction with Lion Street

The side of the Property leads to Bell Lane which connects with Ship Street.

DESCRIPTION

The building is of stone construction under a slate roof, with a large display retail frontage below a rendered first floor elevation. The middle section of the building has a flat roof over the ground floor.

The ground floor retail area has a net internal width of approximately 8.35 metres at the front. The shop built depth is approximately 43.5 metres. There is a suspended ceiling installed and a clear height of approximately 3.18 metres. To the rear of the retail area there is a change in levels and also stairs leading to a further retail area at first floor level. There is also a passenger lift installed. There are stairs and a goods lift serving all floors.

SERVICES

Mains electricity, gas, water and mains drainage are connected.

FLOOR AREAS

The property has the following approximate floor areas:

Ground floor	384.25 sq m	4,136 sq ft
First floor	146.23 sq m	1,574 sq ft
Basement	256.69 sq m	2,763 sq ft
Lower Basement	139.45 sq m	1,501 sq ft
Total	926.61 sq m	9,974 sq ft

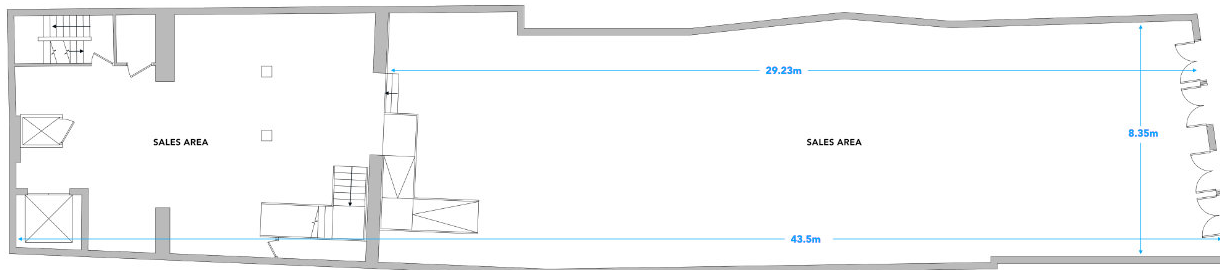
BUSINESS RATES

The property is currently assessed in the 2023 Rating List with a Rateable Value of £27,750. The UBR multiplier for the year 2023/24 is 53.5p in the pound.

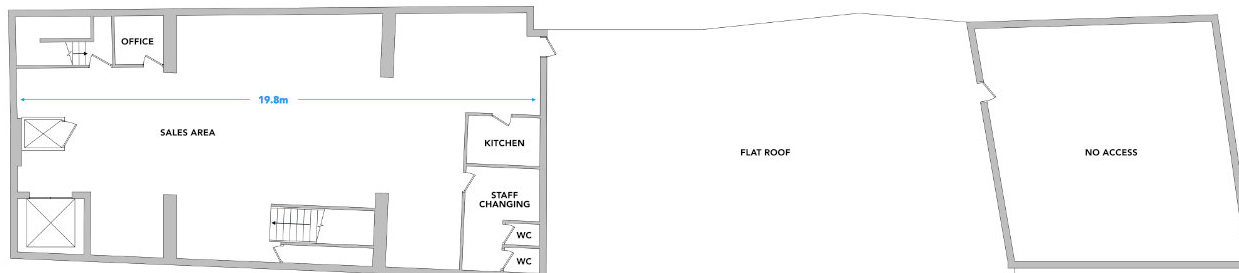
Professional advice should be obtained before submitting any proposal to change the assessment and further details are available from the letting agents.



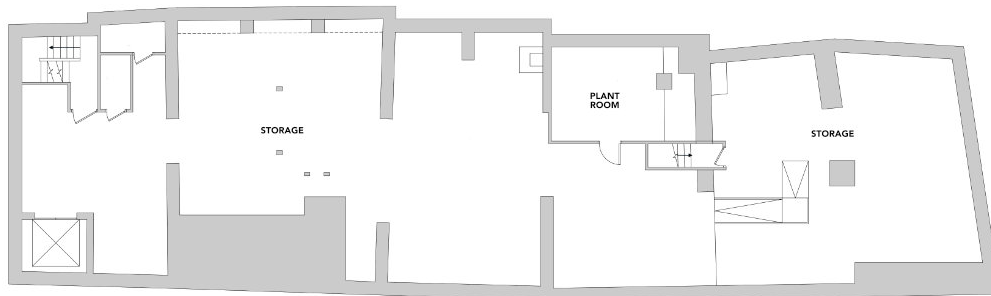
FLOOR LAYOUT PLANS



GROUND



FIRST



BASEMENT

TERMS

Available on an new lease basis for term of years to be agreed at a rental of £50,000 per annum exclusive and on FRI terms.

VAT

VAT will be applicable to the rent.

EPC

The full certificates and recommendations can be provided on request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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E. sh@stuarthogg.com



CHRIST COLLEGE BRECON

CASTLE HOTEL

28 HIGH STREET

P

COLISEUM CINEMA

MARKET

SHIP STREET

NAT WEST

PEACOCKS

LLOYDS BANK

CASTLE STREET

HIGH STREET

COTSWOLD OUTDOOR

SANTANDER

NICHOLLS

SPECSAVERS

SAVERS

THE STRUET

HIGH STREET

COSTA

J D WETHERSPOON

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