

USK HOUSE, BRECON LD3 8AH



Usk House, Bridge Street, BRECON LD3 8AH

Prominent **FREEHOLD** hospice building available **FOR SALE** or **TO LET** in town centre location

Total gross internal area - approximately **263.37 sq m (2,835 sq ft)** arranged over ground and first floors

Potential for alternative uses including residential, subject to planning permission

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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 adjacent to Usk Bridge with access off the B4601 being the main road into Brecon from the A470/A40 junction, less than 1 mile to the south west.

Brecon Surgery is located to the rear of the Property and Christ College Brecon is directly opposite. Brecon town centre is less than 150m to the east.

DESCRIPTION

The building is of stone construction under a slate roof and was originally built as a residential dwelling with separate but adjoining cottages to the rear. Windows are mainly timber sash with some internal secondary glazing installed.

Internally, the building retains many of its original features and has been used for hospice care, drop-in centre and offices for St David's Hospice Care.

Externally, there is parking for two vehicles and access to the rear is shared with the Doctor's Surgery whose car park is to the rear and side. There is also door access from the Property into the courtyard of the adjacent building (former Tannery).

A virtual tour of the interior of the building is available - please contact selling agents to be emailed a direct link (sh@stuarthogg.com).

SERVICES

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

FLOOR AREAS

The property has an approximate gross internal floor area of 263.37 sq m (2,835 sq ft) - please see indicative floor layout plans.

BUSINESS RATES

The property is currently assessed in the 2023 Rating List with a Rateable Value of £10,750 and is described as a "Day Centre". The UBR multiplier for the year 2024/25 is 56.2p in the pound.

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

PLANNING

The property is Grade II Listed for its group value with adjacent buildings and Usk Bridge.

The Listed Description is as follows:

Exterior: Stone building. Two storeys, two windows to Bridge Street. Pyramidal slate roof. Two tall stone chimneys. Front wall faced in stone laid in regular courses with larger blocks to quoins and window dressings. Four-pane sash windows, two on first floor and one to left hand below. To right hand below, doorway with dressed stone pilasters and entablature, four- panelled door and rectangular fanlight.

To rear, at right angles, a lower 2-storey, 4-window block in stone with red brick dressings, slate roof; 4-pane sash windows.

The existing use is as a hospice and day centre with offices. The Property may have potential for alternative uses, including the original residential use, subject to planning permission. We recommend interested parties make their own enquiries as to the suitability of the Property for their proposed use.

The Property is located in an area covered by the Bannau Brycheiniog National Park and the Brecon Beacons Local Development Plan was adopted in December 2013.

TERMS

Freehold interest is available with vacant possession on completion.

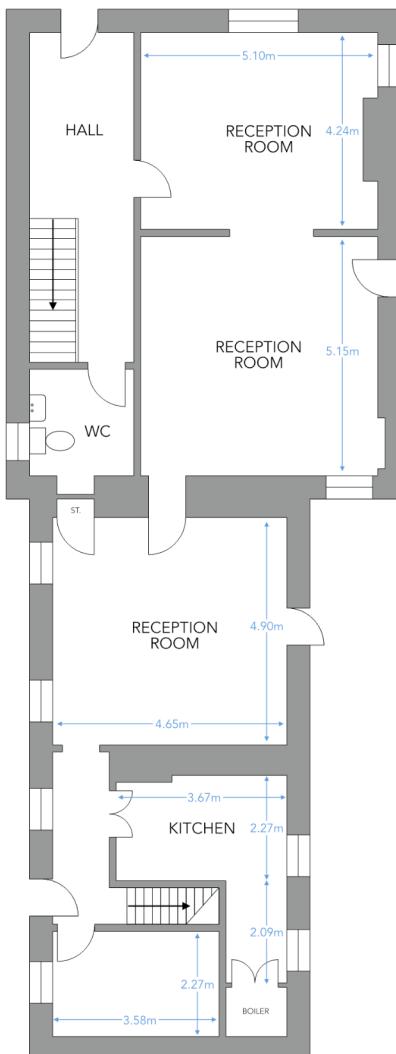
Offers are invited in excess of £250,000.

Alternatively consideration would be given to granting a lease of the property. Further details on application.

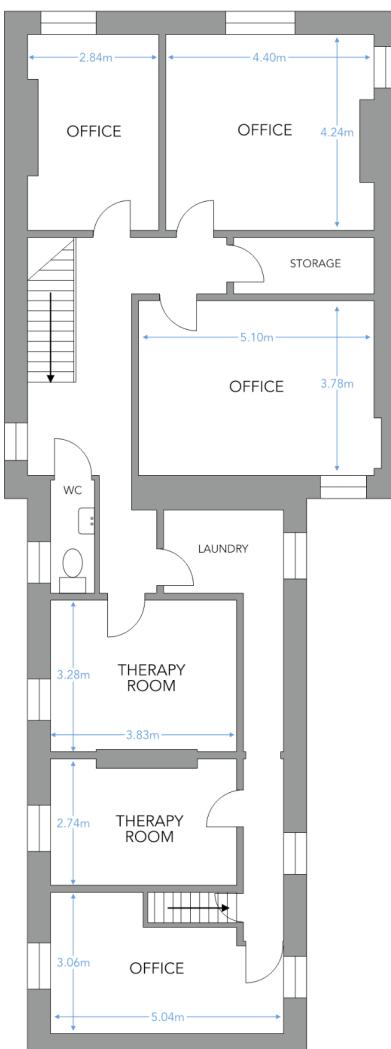
A copy of the Registered Title Plan is available from the selling agents.



FLOOR LAYOUT PLANS



GROUND



FIRST

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

VAT

VAT may be applicable to the sale price or rent.

EPC

The full certificate 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

A virtual tour of the interior of the building is available - please contact selling agents to be emailed a direct link (sh@stuarthogg.com).

For further information or to arrange a viewing please contact either of joint agents:

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