



1 THE BULWARK **BRECON** LD3 7LB

1 The Bulwark, BRECON Powys LD3 7LB

Gallery / retail unit **TO LET** in Grade II Listed Building in a prominent corner location in town centre

Ground floor area **74.81 sq m (805 sq ft)** plus lower floor **50.85 sq m (547 sq ft)** - finished to exceptionally high standard

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LOCATION

Brecon is a popular market town standing on the banks of the River Usk on the edge of the 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 corner position in the town centre adjacent to the town's Museum and Library. The town's main car parks and Bethel Square shopping centre are nearby. The Property enjoys high levels of footfall and is also on the main route from the town centre to Theatr Brychieniog and the Canal Basin.

DESCRIPTION

The Property comprises a ground floor and lower ground floor gallery / retail unit within a Grade II Listed Building that was comprehensively redeveloped in 2019 and finished to an exceptional standard.

The ground floor has stripped wood flooring, a hardwood, timber glazed shop front with leaded lights, plastered and painted white walls with traditional corncicing, feature lighting installed to ceilings and bespoke, built in display units together with retail counter and sink unit.

The ground floor incorporates openings to the lower ground floor affording excellent natural light throughout the unit.

There are stairs down to the lower ground floor gallery that has a hard-wearing painted floor finish, clean white walls for display and also a separate kitchenette area and WC.

SERVICES

Mains electricity, gas, water and drainage are connected. Heating is provided by a gas fired central heating system with low level, traditional column radiators.

PLANNING

The property has planning consent for use as an art gallery and retail space falling into A1 (retail) of the Town and Country Planning (Use Classes) Order.

The Property forms part of a Grade II Listed Building.



FLOOR AREAS

The Property has a ground floor sales area of approximately **74.81 sq m (805 sq ft)** plus a lower ground floor sales area of approximately **50.85 sq m (547 sq ft)**. Additionally, there is a kitchenette and WC on the lower ground floor

BUSINESS RATES

The Property has a Rateable Value of £9,600 in the 2023 Rating List. Eligible tenants should be able to claim small business rates relief and interested parties should confirm rates payable with the billing authority. Further information is also available from the letting agents.

VAT

VAT is applicable to the rental.

EPC

A copy of the EPC is available on request.

TERMS

A new lease for a term of years to be agreed at a quoting rental of £18,000 per annum. Tenant would be responsible for repairs, all utilities and a pro-rata apportionment of building insurance plus plate glass insurance.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

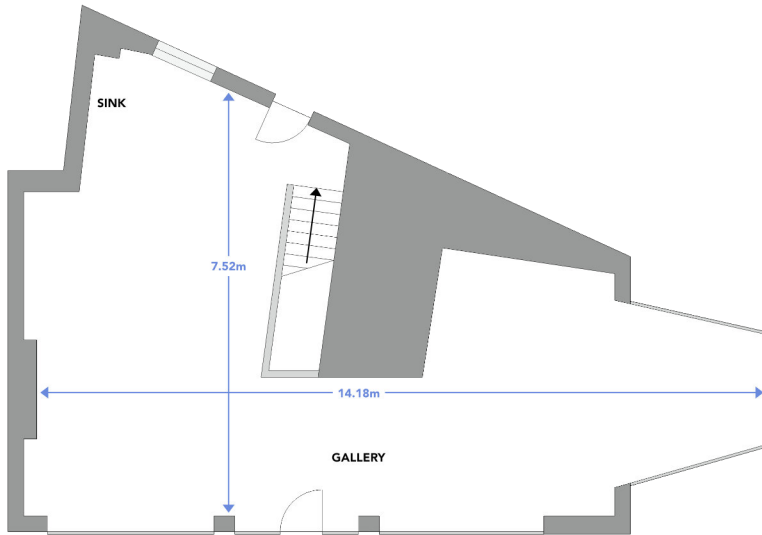
A virtual tour link is available from letting agents and for further information please contact:

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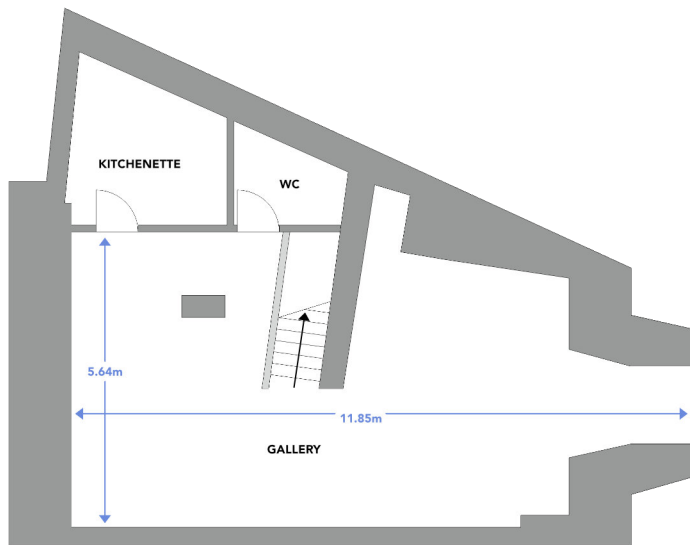




FLOOR PLANS



GROUND



LOWER GROUND

NB INDICATIVE FLOOR LAYOUT PLANS - APPROXIMATE DIMENSIONS





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