

11a LION STREET BRECON LD3 7HY

11a Lion Street, BRECON Powys LD3 7HY

Newly redeveloped ground floor retail unit with additional first floor space **TO LET** with kitchen and WC

Ground floor sales area **79.91 sq m (860 sq ft)** - pedestrianised location close to Co-op supermarket and Bethel Square

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LOCATION

Brecon is a popular market town standing on the banks of the River Usk on the edge of the Brecon Beacons 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 pedestrianised position in the town centre close to Co-op supermarket, the town's main car parks and Bethel Square shopping centre. The Property enjoys good levels of footfall with other nearby occupiers including Nicholls, Brecon Chocolates, art galleries, Nelson Antiques, Baaad Flockers clothing and other independent businesses.

DESCRIPTION

The Property comprises a former snooker hall that has been redeveloped as a retail unit on the ground floor with additional space at first floor. The ground floor has been fully refurbished with a new shop front, suspended ceiling with LED lighting, new WC and rear kitchenette as well as new services and new electric heating.

Internally the ground floor provides regular shaped, clear open retail space and has wheelchair access with ramp from a side entrance as well as an entrance off Lion Street with steps down into the retail space. There is an open stairs to the first floor that is largely open plan and with a separate room overlooking Lion Street.

Externally, there is a small courtyard to the rear and a side entrance corridor useful for bin store.

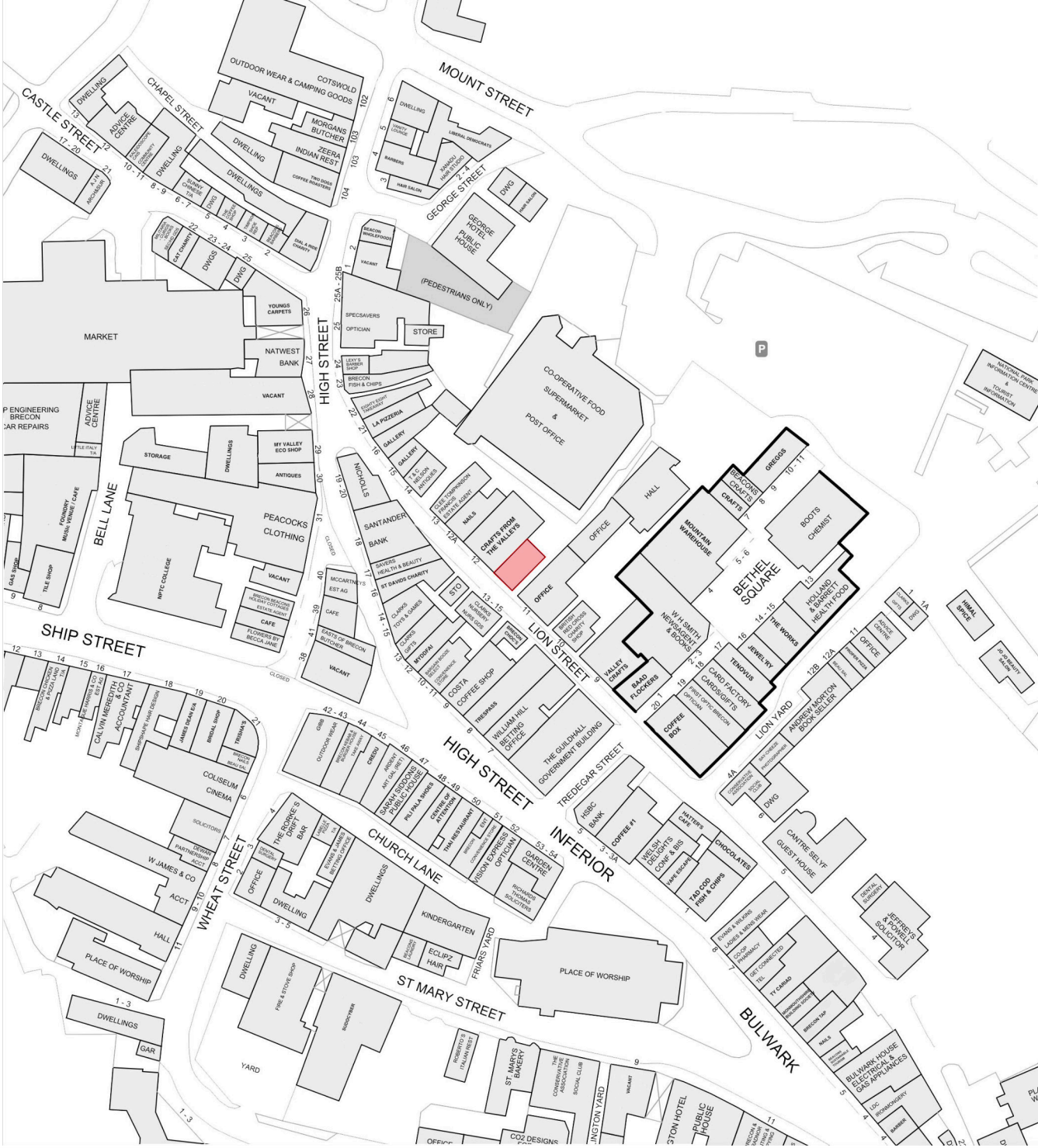
SERVICES

Mains electricity, water and drainage are connected. Heating is provided by newly installed, electric wall mounted radiators.

PLANNING

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

The Property forms part of a Listed Building.



FLOOR AREAS

The Property has a ground floor sales area of approximately 79.91 sq m (860 sq ft) plus a small kitchenette and WC. The internal width is approximately 5.78m and the shop depth is approximatey 14.12m.

The first floor comprises approximately 57.83 sq m (622 sq ft).

BUSINESS RATES

The Property has a Rateable Value **to be confirmed** in the 2023 Rating List.

Further information available from the marketing agents, which should be confirmed directly from the billing authority.

VAT

No VAT is payable on the rental but the Landlord reserves the ability to elect for VAT if necessary.

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 £12,000 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

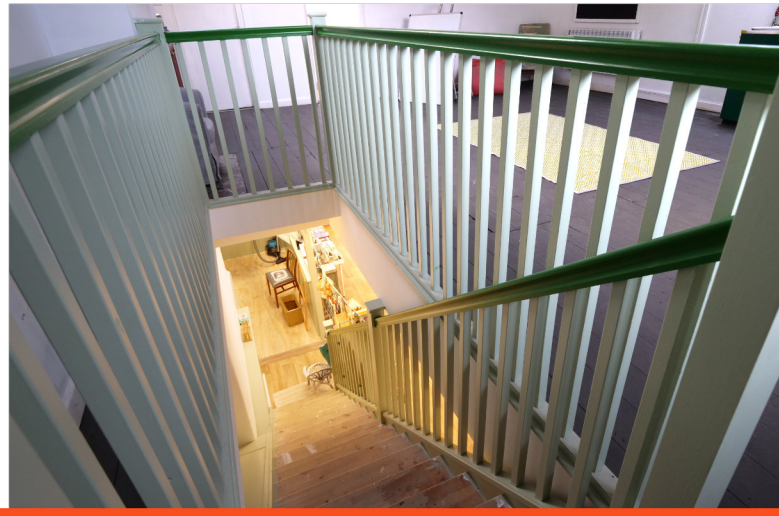
For further information please contact:

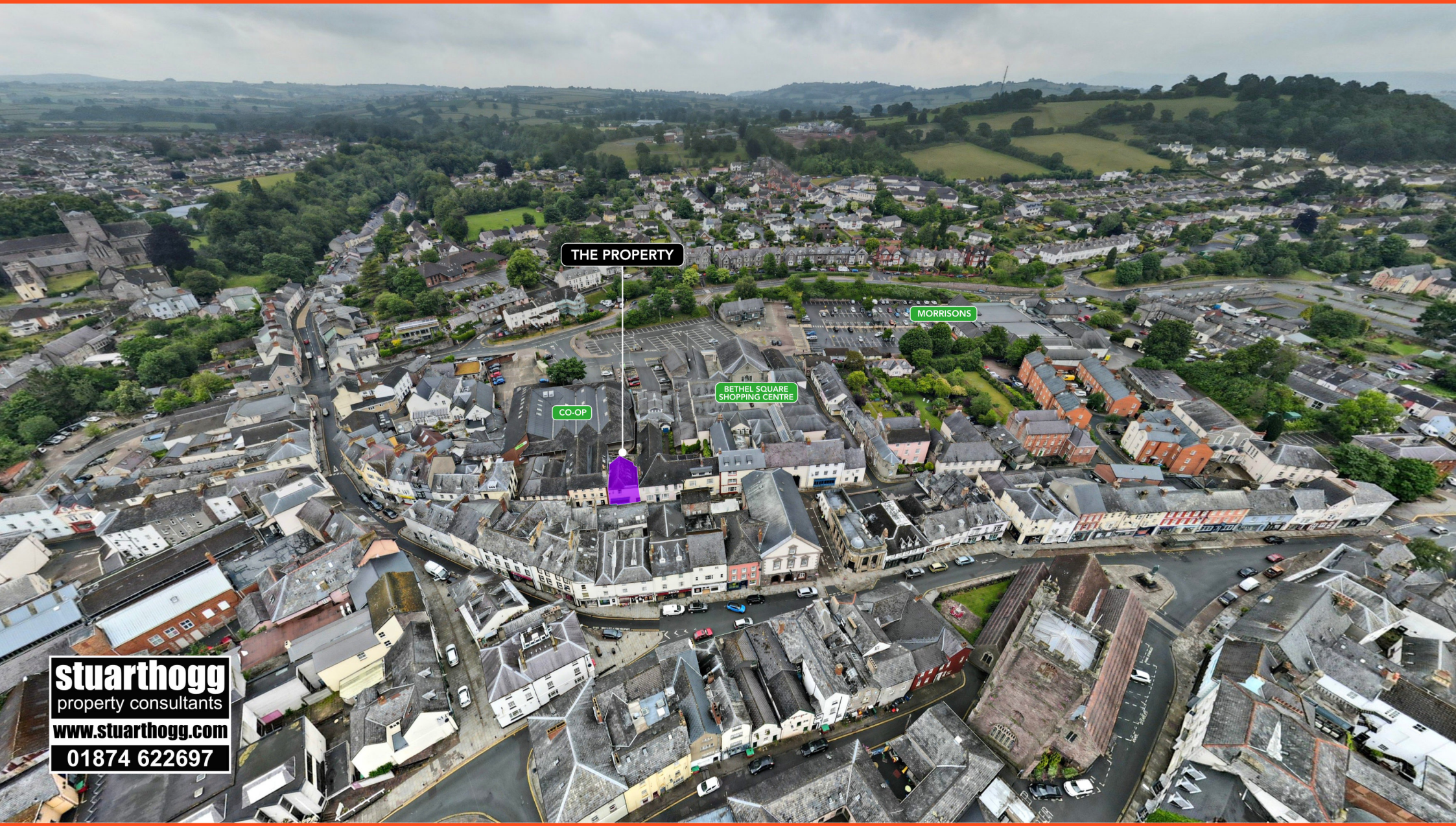
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