



6 THE BULWARK BRECON LD3 7LB

## 6 The Bulwark, BRECON Powys LD3 7LB

**RETAIL** unit **TO LET** comprising ground floor sales area of 814 sq ft (75.63 sq m) plus rear office and storage / wc

Grade II Listed Building - prominent location in town centre

## 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 busy and prominent position in the town centre close to Monmouthshire Building Society, Coffee#1, Bulwark Electrical, the Wellington public house and other independent retailers.

The rear of the Property backs on to Lion Street and provides rear access for loading.

## DESCRIPTION

The Property comprises a ground floor retail unit with a large, timber framed glazed shop front. Internally, the unit has a rectangular layout with laminate flooring, painted plastered walls, and a solid ceiling with new LED lighting to be installed by the owners. There are steps in the middle of the shop to a raised sales area at the rear and a rear storage room / office leading to a kitchenette and WC. There is also an enclosed rear storage room with access from Lion Street.

Heating is provided by wall mounted electric radiators.

## FLOOR AREAS

The Property has a net internal sales area of 814 sq ft (75.63 sq m). The rear office is 134 sq ft (12.44 sq m), the kitchenette area is 65 sq ft (6.07 sq m) and the rear storage area is 70 sq ft (6.5 sq m). WC unmeasured.

The shop has a net internal width of 6.17 metres and the Property has a built depth of 19.01 metres.

## **SERVICES**

Mains electricity, water and drainage are connected.



## BUSINESS RATES

The Property has a Rateable Value of £11,000 in the 2023 Rating List and the multiplier for the year 2025/26 is 0.568p in the pound.

Tenants are responsible for their own business rates direct to the billing authority and may be eligible for small business rates relief and/or retail, leisure and hospitality rates relief. Further details available from the marketing agents or the billing authority directly.

## EPC

A copy of the EPC is available on request.

## TERMS

The Property is available by way of a new lease for a term of years to be agreed at a rental of £15,000 per annum.

## VAT

No VAT is payable on the rent.

## LEGAL COSTS

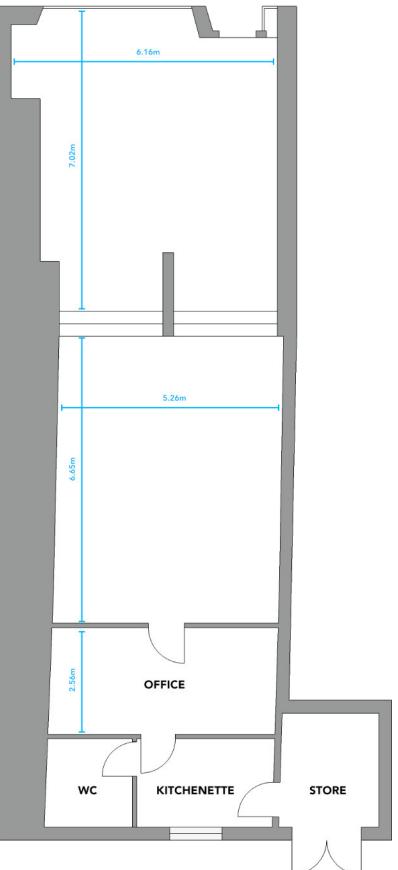
Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

For further information please contact agents:

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## INDICATIVE LAYOUT



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