



6 THE BULWARK **BRECON** LD3 7LB

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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

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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.

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.

DESCRIPTION

Heating is provided by wall mounted electric radiators.

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.

SERVICES

[illegible]

BUSINESS RATES

The Property has a Rateable Value of £11,750 in the 2026 Rating List and the multiplier for the year 2026/27 is 0.35p in the pound for small retail properties.

Billing Authority Reference - 290010000831040171

Tenants are responsible for their own business rates direct to the billing authority and may also 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

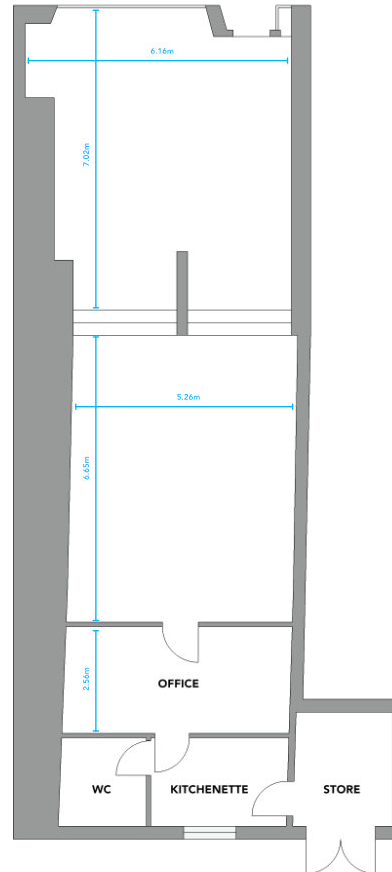
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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INDICATIVE LAYOUT



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