

6 RICH WAY, BRECON LD3 7EH



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RETAIL / SALON unit available **TO LET** in busy location opposite Aldi supermarket

330 sq ft ground floor sales area plus kitchenette and WC

Potential for alternative uses subject to planning

stuarthogg
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www.stuarthogg.com
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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 opposite Aldi supermarket and with adjacent occupiers including Dominos Pizza, Brecon Motors and Rich Way cafe. Rich Way is the main route to the Canal Basin and Theatr Brycheiniog from the Town Centre.

Time limited public parking to front and also car parking nearby.

DESCRIPTION

A modern retail unit with uPVC shop front, regular shaped sales area that has been used as a hair and beauty salon with tiled floor. Suspended ceilings. Small kitchenette and WC to the rear.

SERVICES

Mains electricity, water and mains drainage are connected. Heating is by wall mounted electric heater.

FLOOR AREAS

The sales area has an approximate net internal floor area of 330 sq ft please see indicative floor layout plans.

BUSINESS RATES

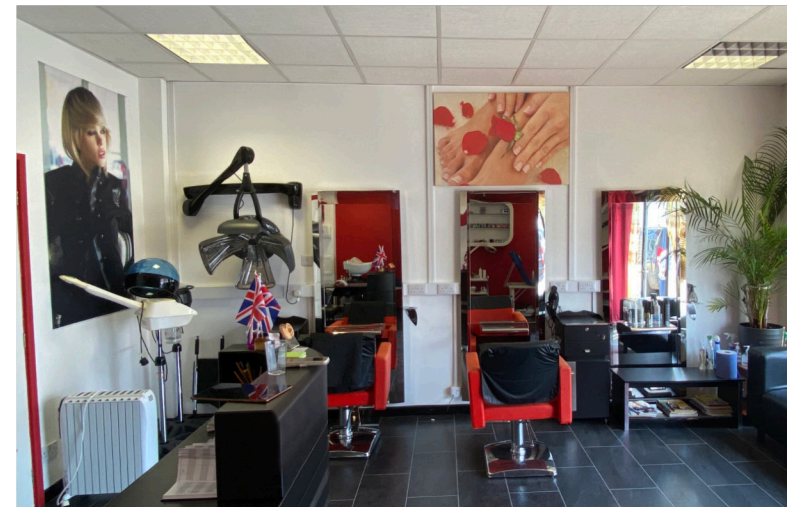
The property is currently assessed in the 2026 Rating List with a Rateable Value of £6,000 and is described as a "shop and premises".

PLANNING

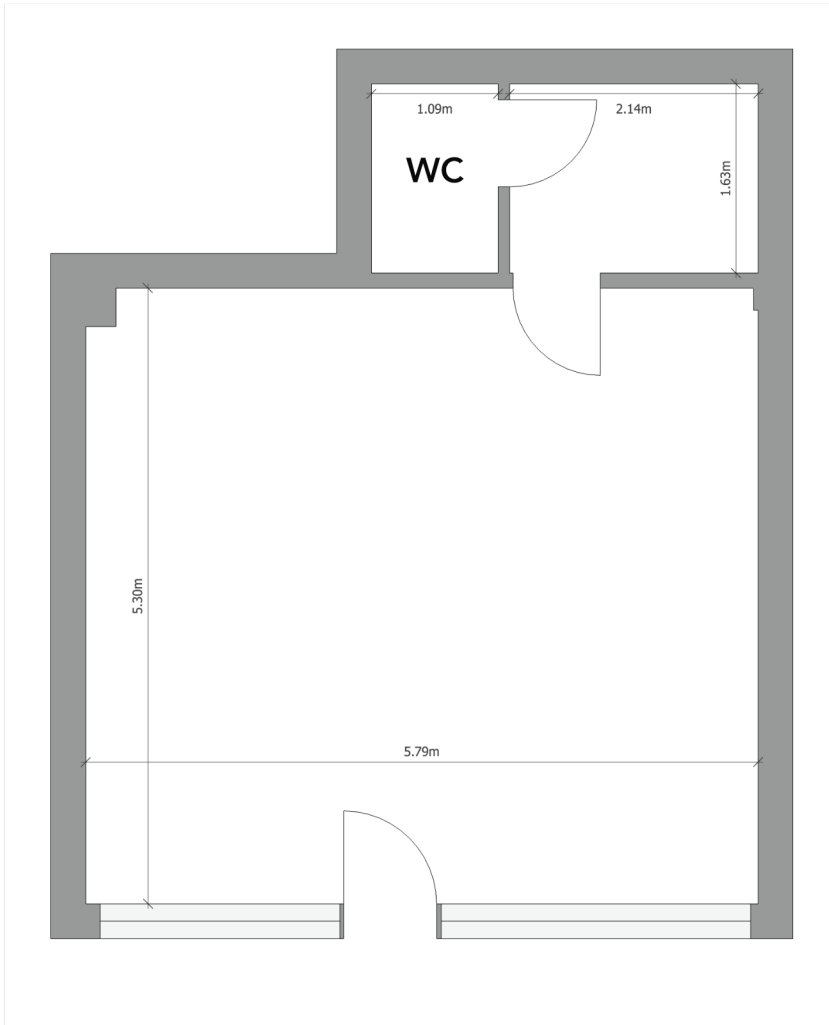
The property has been used for hair salon use that falls within A1 use class (retail).

TERMS

Available to let on a new lease for term to be agreed. Rental £7,000 plus VAT per annum, exclusive.



FLOOR LAYOUT PLAN



VAT

VAT will be applicable to 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

For further information or to arrange a viewing please contact:

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THEATRE &
CANAL BASIN

6 RICH WAY

ALDI

DOMINO'S PIZZA

BRECON MOTORS

CHRIST COLLEGE BRECON

TOWN CENTRE

Y GAER / MUSEUM

MORRISONS

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