



29 HIGH STREET **BRECON** LD3 7LE

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Ground floor retail unit with additional basement space **TO LET** with kitchen and WC

Ground floor sales area **65.1 sq m (701 sq ft)**

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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 position in the town centre close to other nearby occupiers including Nicholls, Peacock, Specsavers and other independent retailers.

The Property comprises a ground floor retail unit with additional space at basement level.

SERVICES

PLANNING

The Property forms part of a Listed Building.



FLOOR AREAS

The Property has a ground floor sales area of approximately 65.1 sq m (701 sq ft) plus a small kitchenette and WC. Additional storage space is provided in the basement area.

BUSINESS RATES

The Property has a Rateable Value of **£10,750** in the 2023 Rating List.

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

VAT

VAT is payable on the rental.

EPC

Details on request.

TERMS

A new lease for a term of years to be agreed at a quoting rental of £10,000 per annum. Tenant would be responsible for repairs, all utilities and a pro-rata apportionment of building insurance plus plate glass insurance.

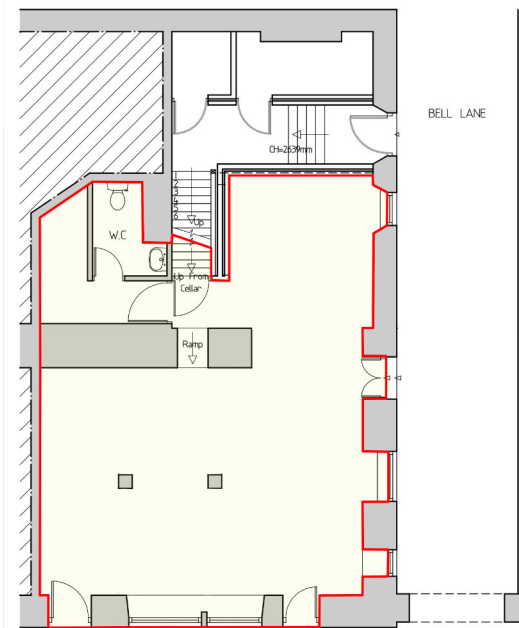
LEGAL COSTS

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

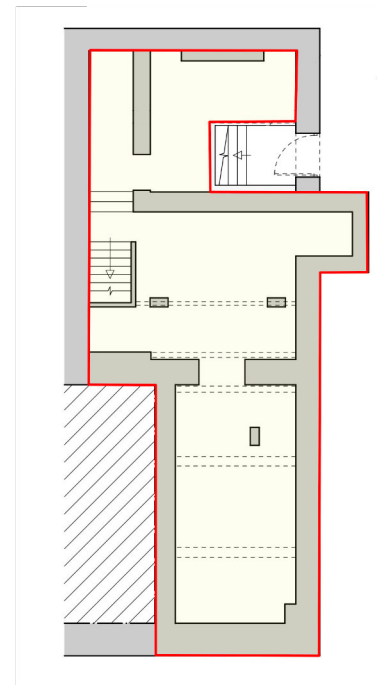
VIEWING & FURTHER INFORMATION

For further information please contact:

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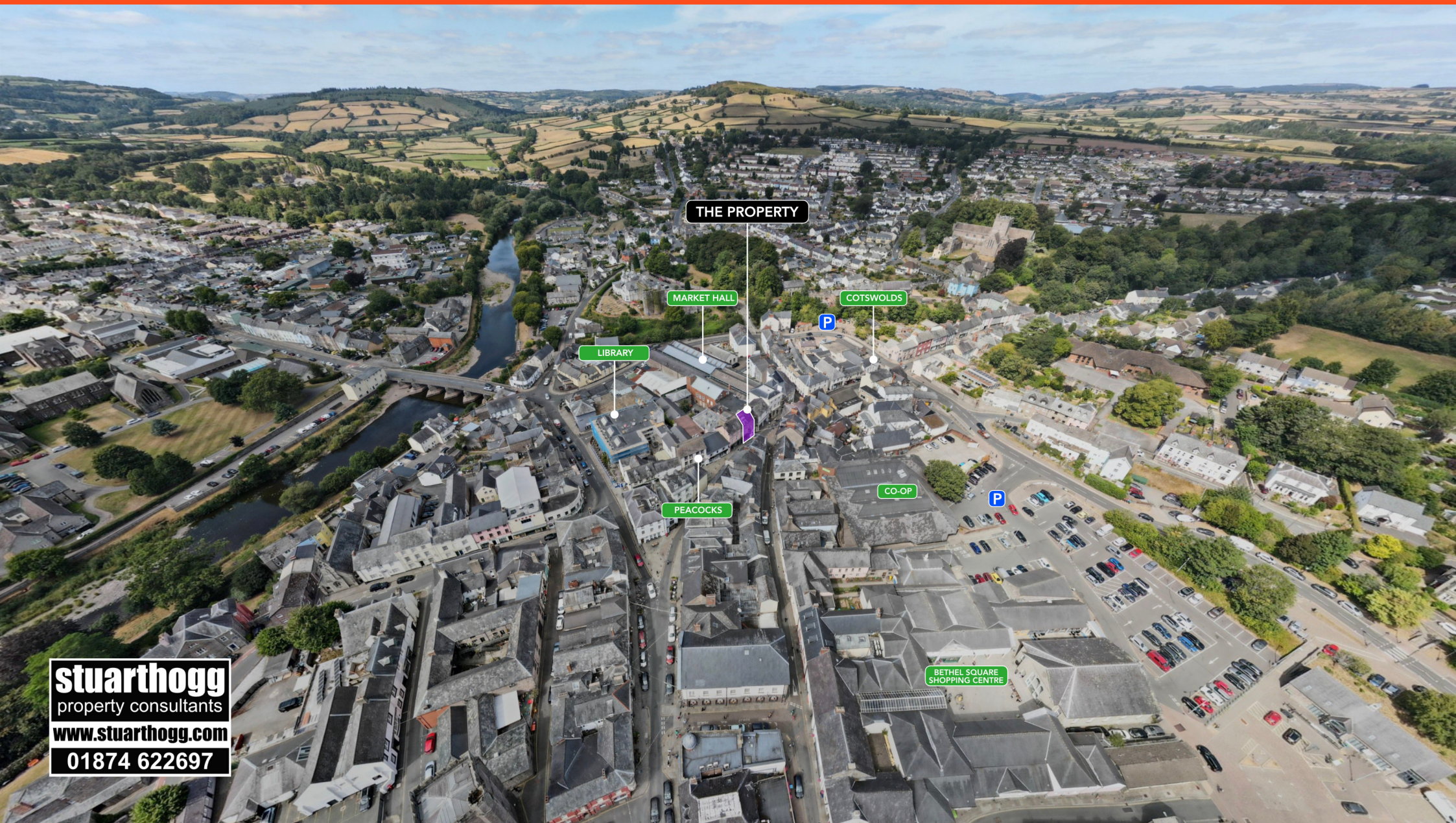


GROUND FLOOR



BASEMENT





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Important Notice: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.