



BULWARK CHAMBERS, 13 THE BULWARK, BRECON LD3 7LB

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SUBSTANTIAL COMMERCIAL PREMISES in the heart of Brecon town centre **FOR SALE / MAY LET**

Total net internal area - approximately **146.34 sq m (1,575 sq ft)**

Grade II Listed Building - formerly used for A2 professional services offering potential for alternatives uses STP

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LOCATION

Brecon is a popular market town standing on the banks of the River Usk on the edge of the Bannau Brycheiniog National Park and the Black Mountains. It has a population of approximately 8,257 (2021 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 very prominent position in the heart of the town centre. Y Gaer Museum, Art Gallery / Library and the town's main car parks and Bethel Square shopping centre are nearby.

DESCRIPTION

The Property comprises former professional offices on the ground, first and second floors together with storage in the basement.

The building is a Grade II Listed Building and is of traditional masonry construction with rendered elevations under a pitched slate roof. There is a single storey annexe to the side with dressed stone elevations. Windows are timber framed sash and single glazed.

Internally, the accommodation is arranged in a cellular layout with individual offices of good proportions (some divided by partition walls on upper floors) and an original central staircase. On the ground and second floors there are WC facilities. There is a kitchen area on the ground floor.

To the rear there is a small enclosed yard.

SERVICES

Mains electricity, gas, water and drainage are connected. Heating is provided by wall mounted electric heaters.

PLANNING

The property has planning consent for use as uses falling within A2 of the Town and Country Planning (Use Classes) Order.

The Property is a Grade II Listed Building and within a Conservation Area.

Interested parties should satisfy themselves as to the suitability of the property for alternative uses by contacting Bannau Brycheiniog National Park Authority.



FLOOR AREAS

The Property has a ground floor area of approximately **68.23 sq m (734 sq ft)** plus a basement area (not measured) plus first floor offices of **44.23 sq m (476 sq ft)** and on the second floor of **33.88 sq m (365 sq ft)**.

Approximate dimensions are provided on the indicative layout plans.

BUSINESS RATES

The Property has a Rateable Value of £8,600 in the 2026 Rating List.

VAT

No VAT is applicable to the sale price / rent.

EPC

A copy of the EPC is available on request - Rating "D"

TERMS

Freehold - Offers in excess of £175,000.

Consideration given to letting - rental £17,500 per annum for the whole on effective full repairing and insuring basis - lease term by negotiation.

LEGAL COSTS

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

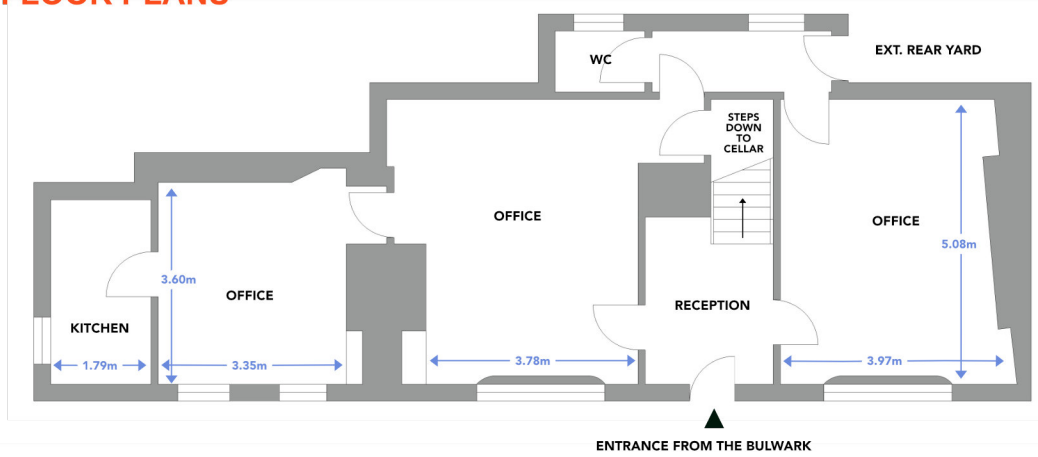
VIEWING & FURTHER INFORMATION

For further information please contact:

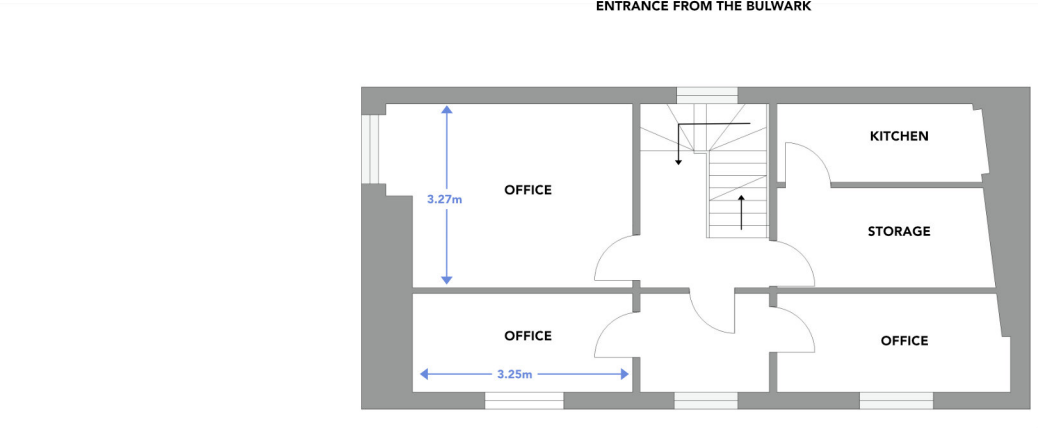
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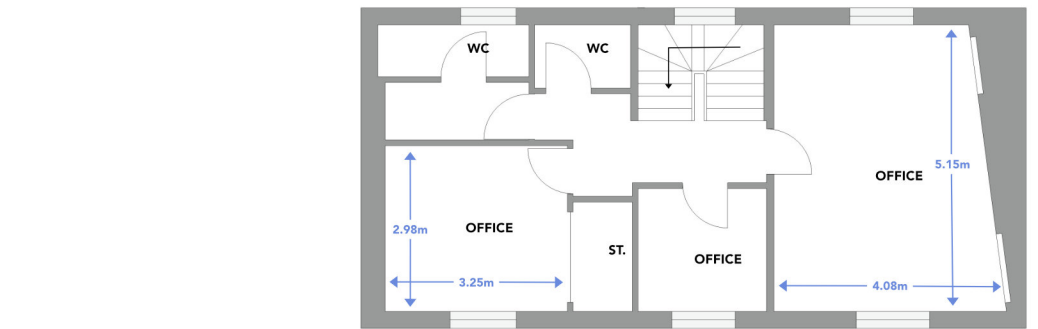
FLOOR PLANS



GROUND



FIRST



SECOND FLOOR





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