

1 GEORGE STREET, **BRECON** LD3 7LD

1 George Street, Brecon - High quality retail TO LET

Approximately **641 sq ft (59.55 sq m)**

Prominent display frontage - stripped wooden floor - exposed beams

- high quality finish - flexible uses subject to planning - previously used for retail and salon

stuarthogg
property consultants
www.stuarthogg.com
01874 622697

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 prominent position close to the main car park, Co-op supermarket, the George Hotel (J D Wetherspoon), Cotswold Outdoors and Bethel Square.

DESCRIPTION

The Property comprises a ground floor retail unit that has been used as a salon.

The building is of traditional masonry construction with stone elevations under a green roof and with a modern, large display shop front. Internally, the space has been finished to a high standard with original features retained, a stripped wood floor, exposed beams and painted masonry walls. There is a high level window to the main sales area providing excellent natural light.

To the rear of the main sales area there is a kitchenette, a waiting area and a further room that has been used as a treatment space with sink installed.

There is a rear yard with outside tap and a side lane access to the front.

SERVICES

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

PLANNING

The property has planning consent for use as uses falling within A1 of the Town and Country Planning (Use Classes) Order.

The Property is not Listed but is 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 the following approximate floor areas:

	sq m	sq ft
Main Sales Area	**31.63**	**340**
Kitchenette	**6.62**	**71**
Office	**8.18**	**88**
Office	**6.62**	**71**
First Floor over office	**6.62**	**71**
WC - not measured		

Approximate dimensions are provided on the indicative layout plans.

BUSINESS RATES

The Property has a Rateable Value of £5,700 in the 2026 Rating List. Occupiers may be eligible for small business rates relief and should confirm with the local billing authority (Powys County Council).

VAT

No VAT is applicable to the rent.

EPC

A copy of the EPC is available on request.

TERMS

The property is available TO LET at a rental of £1,000 per month. Lease term by negotiation. The tenant will be responsible for all internal repairs, windows and shop front. The property is insured by the Landlord with the premium being recharged to the Tenant. All other outgoings (utilities and business rates) are the responsibility of the Tenant.

LEGAL COSTS

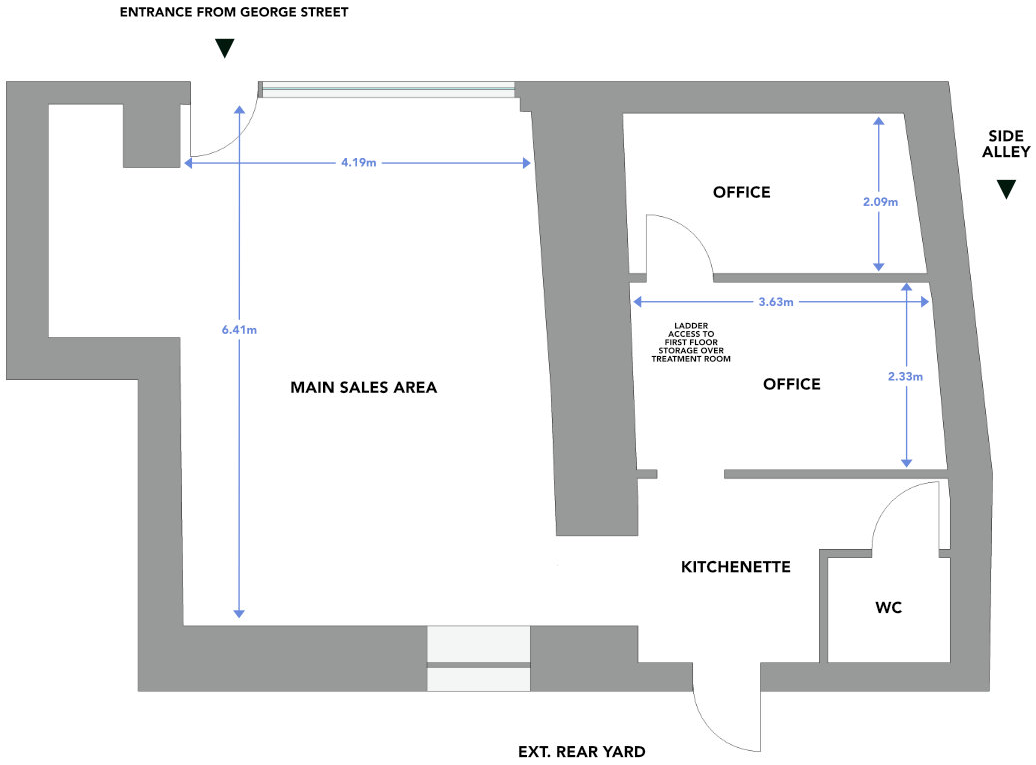
Each party to be responsible for their own legal costs incurred in the transaction.







FLOOR PLAN









VIEWING & FURTHER INFORMATION

For further information please contact:

Stuart Hogg - Stuart Hogg Property Consultants
M. 07723 923770
T. 01874 622697 or 029 2125 0050
E. sh@stuarthogg.com

stuarthogg
property consultants
www.stuarthogg.com
01874 622697



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.