



43/45 High Street

Builth Wells, LD2 3AB

TO LET

HIGH STREET RETAIL UNIT

Ground Floor - 1,280 ft² (119 m²)

- + Entire building
- + Includes two flats
- + A2 use

029 2081 1581

LOCATION

The property is situated in a prominent position on High Street, Builth Wells' prime retailing thoroughfare. Builth Wells is located in Mid Wales within the historical boundaries of Breconshire.

The regional town, including neighbouring villages has a population of approximately 2994, it notably hosts the Royal Welsh Show once a year in July.

DESCRIPTION

The available property is a four-storey terraced building comprising a self-contained ground floor retail unit with basement that was formally a Santander bank. The first and second floor consists of two vacant flats accessed via a communal lobby at ground floor level.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	1,280 ft ²		(119.00 m ²)
Basement	555 ft ²		(51.56 m ²)
First Floor Flat (2 bed)	780 ft ²		(72.47 m ²)
Second Floor Flat (3 bed)	786 ft ²		(73.08 m ²)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A2 planning use. There is potential for alternative uses subject to planning consent.

RENT

£15,000 per annum exclusive for the whole building.

BUSINESS RATES

We are informed that the rateable value of the property is £10,500. It is understood that the property falls under Wales' small business rates relief threshold, therefore the rates payable equate to **£4,047.75**.

Interested parties should rely on their own enquiries with the Local Authority.

VAT

The property has not been elected for VAT.

EPC

To be assessed.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2018

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