



## 43/45 High Street Builth Wells, LD2 3AB

**TO LET**

**HIGH STREET RETAIL UNIT**

**Ground Floor - 1,280 ft<sup>2</sup> (119 m<sup>2</sup>)**

- + 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 <sup>2</sup>		(119.00 m <sup>2</sup> )
Basement	555 ft <sup>2</sup>		(51.56 m <sup>2</sup> )
First Floor Flat (2 bed)	780 ft <sup>2</sup>		(72.47 m <sup>2</sup> )
Second Floor Flat (3 bed)	786 ft <sup>2</sup>		(73.08 m <sup>2</sup> )

**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

43/45 High Street  
Builth Wells, LD2 3AB

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.