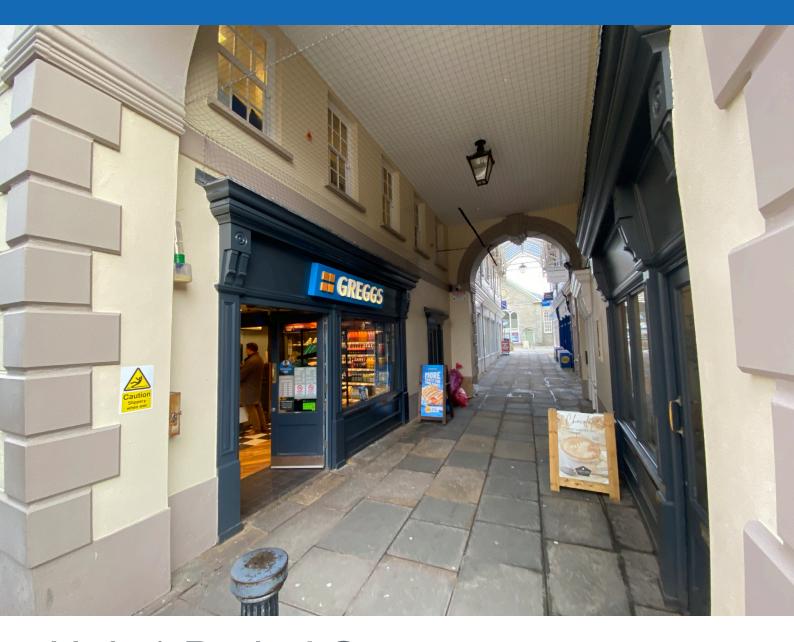
emanueljones chartered surveyors



Unit 1 Bethal Square, Brecon, LD3 7JP

TO LET
RETAIL UNIT
1,661 sq ft (161.30 sq m)

- + Shopping centre location
- + Quoting £15,000 per annum excl.

029 2081 1581

LOCATION

The property is located in Brecon, a market town in Mid Wales. It is located approximately 42 miles north of Cardiff. The town has good access being serviced by the A40 and A470. The property itself is located in the entrance to Bethal Square Shopping Centre. The property can be accessed via car with Mount Street car park being located behind the shopping centre. There is also a bus service which runs along High Street.

There are a number of well-established occupiers including **LEGAL COSTS** Coffee #1, Costa Coffee, Mountain Warehouse and Vision Express.

DESCRIPTION

Access to the property is provided by Bethal Square Shopping Centre. It is configured to provide ground floor sales area with first and second floor staff storage space.

ACCOMMODATION

We understand the property provies the following areas:

Ground Floor 553 sq ft | (51.37 sq m) First & Second Floor 1,108 sq ft | (102.65 sq m)

TOTAL 1,161 sq ft | (154.02 sq m)

RENT

The quoting rent for the property is £15,000 per annum. excl.

LEASE TERMS

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

BUSINESS RATES

For information on business rates, enquires should rely on their own enquiries with the Local Authority.

EPC

To be assessed.

VAT

All costs quoted exclusive of VAT, where applicable.

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

VIEWING

Strictly by appointment through agents Emanuel Jones:-

David Williams / Carlo Piazza Contact: Email: david@emanuel-jones.co.uk carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024