



## 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 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 provides the following areas:

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

<b>TOTAL</b>	<b>1,161 sq ft</b>	<b> </b>	<b>(154.02 sq m)</b>
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**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.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment through agents Emanuel Jones:-

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

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024

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Brecon, LD3 7JP

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