TO LET

The Bulwark
Brecon
Powys LD3 7LB

Double fronted retail unit in busy town centre location

Ground floor NIA – 1,638 sq.ft (152.22 m²) - may split

07723 923770
LOCATION

Brecon is a busy market town and within the Brecon Beacons National Park. It is home to many local shops and national retailers. The town serves a large outlying rural catchment area. The electoral ward of Brecon & Radnorshire had a population of 66,880 in the 2001 Census and the town also benefits from a large influx of tourists all year round.

The Bulwark is in a busy trading location in the town centre. Nearby occupiers include HSBC, Blockbuster, Leeds Building Society, Get Connected, Evans & Wilkins and Bulwark Electrical.

DESCRIPTION

The property comprises a prominent, double fronted retail unit. There is rear access off Lion Street with an additional rear facing shop front. The building has a traditional Georgian façade and is Grade II Listed.

FLOOR AREAS

The property has the following approximate net internal floor areas and dimensions:

<table>
<thead>
<tr>
<th></th>
<th>sq.m</th>
<th>sq.ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales (right hand side)</td>
<td>61.20</td>
<td>658</td>
</tr>
<tr>
<td>Office</td>
<td>8.63</td>
<td>93</td>
</tr>
<tr>
<td>Key Cutting Area</td>
<td>2.97</td>
<td>32</td>
</tr>
<tr>
<td>Front Sales</td>
<td>44.73</td>
<td>481</td>
</tr>
<tr>
<td>Rear Sales</td>
<td>34.67</td>
<td>373</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>152.22</td>
<td>1,638</td>
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</tbody>
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TENURE

Available by way of new lease on terms to be agreed.

RENT

On application.

RATES

The Rateable Value in the 2005 List is £23,000. The UBR for the year 2009/10 is 48.9p in the pound, making rates payable of £11,247 for the year. The 2010 RV is £28,000.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Viewing can be arranged strictly by appointment through sole agents:

Stuart Hogg Property Consultants
Stuart Hogg
E: sh@stuarthogg.com
M: 07723 923770

Kevin Freeland
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M: 07595 916016

SUBJECT TO CONTRACT

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