

45 High Street, Builth Wells, Powys, LD2 3AB

For Sale | To Let

Prominently located four storey building comprising double fronted ground floor commercial premises with scope for sub-division, office space to the rear, communal lobby and large basement. First floor 2 bedroom flat and a second floor 3 bedroom flat.



The property is located in a prime position amongst other retail and commercial properties in the popular market and tourist town of Builth Wells in the Upper Wye Valley. The town is located at the junction of the A470 with the A483, set amidst glorious Mid Wales countryside and offers typical amenities in the form of shops and businesses, arts centre, primary and secondary schools, leisure centre and golf course. Various tourism led events are held in the locality throughout the year the majority centering around the Royal Welsh Showground within walking distance of the town. Builth serves as the focal point for a wide agricultural area and offers excellent business, social and cultural facilities. The whole of Mid Wales is noted for its areas of outstanding natural beauty, wild flora and fauna, renowned amongst the walking and riding fraternity. Hereford city is about an hours drive away and the A40 at Brecon interconnects to the M4 giving access to Cardiff and Swansea to the west and Bristol to the east. The Heart of Wales Railway Line (Swansea to Shrewsbury) passes through Builth Road station approximately 1 ½ miles away.

The property comprises the following accommodation (measurements are provided for identification only):

ACCOMMODATION

GROUND FLOOR & BASEMENT COMMERCIAL AREA

Ground floor: 1280 ft sq (119m sq)
Basement: 555 ft sq (51.56m sq)

The main commercial space benefits from two large display windows to the front with a small window to rear. With alteration works there is scope to sub-divide the front part into two - subject to gaining any necessary permissions. A door to rear leads through an internal hallway to a further office/meeting room.



First Floor Flat

Kitchen - 11'6" x 7'7" (3.5m x 2.3m)



Living Room - 20'2" x 12'2" (6.15m x 3.7m)

Bedroom 1 - 16'1" x 12'2" (4.9m x 3.7m)

Bedroom 2 - 12'2" x 11'2" (3.7m x 3.4m)

Bathroom - 9' x 7'8" (2.74m x 2.34m)

Second Floor Flat

Kitchen - 10'5" x 10'4" (3.18m x 3.15m)



Living Room - 15'9" x 12'6" (4.8m x 3.8m)



Bedroom 1 - 13'1" x 10'6" (4m x 3.2m)

Bedroom 2 - 13'1" x 8'6" (4m x 2.6m)

Bedroom 3 - 13'1" x 9'9" (4m x 2.97m)

Bathroom - 6'7" x 8'6" (2m x 2.6m)

LEASE DETAILS

Rent: £15,000 Per Annum for the whole property.

Term: By negotiation. To exclude the security of tenure provisions of the 1954 Landlord and Tenant Act.

Insurance: The Landlord to insure the premises and recover the annual premium from the tenant on demand.

Deposit: The equivalent of three months' rent to be held for the duration of the term as a deposit.

Repairs: Full Repairing and Insuring Lease.

Costs: Tenants to be responsible for Landlord's legal costs.

References/ Guarantee: Prospective tenants may be required to provide references and/or personal guarantees to support their application.

FREEHOLD DETAILS

Price: Guide £225,000

Tenure: Freehold

GENERAL

Rateable Value: We are informed that the rateable value for the property is £10,500. We understand that the property falls in the small business rates relief threshold, therefore the current rates payable equates to;

Business Rates Payable: £4047.75

Council Tax Band:

First Floor Flat: Band A

Second Floor Flat: Band A

Services: We understand the property is connected to mains water, electric, gas and drainage.



Note: The Selling/Letting Agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

Directions: Travelling through the High Street of Builth Wells the property can be found on the right hand side of the upper end of the High Street opposite McCartneys's office.

Viewing: By appointment through Selling Agents - McCartneys LLP - 01982 552259

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm
Sat: 9:30 am - 12:30 pm

Details: Last Updated 14 February 2020

Notice: All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.
REGISTERED NO: OC310186