



The Stables

Off Long Bridge Street, Llanidloes, Powys, SY18 6EE

Rent: £300 pcm

Deposit £300



Useful town centre Commercial Premises suitable for a number of uses – subject to consent/agreement. Former uses include Storage Nursery/Gym, etc.

Situated in the small market town of Llanidloes being 32 miles from the coastal university town of Aberystwyth and 14 miles from the larger market town of Newtown.

Accommodation

Office/Workshop/Store 8.88m x 5.22m (29'2" x 17'2") (46.35 sq m) storage heater, skylights, stainless steel sink, 2 front windows, water heater, temporary room divide.

Cloakroom & WC

- Useful Office/Workshop/Storage Facility
- Located in the town centre
- Approached via passageway from Long Bridge Street
- Extending to approximately 46 sq. m.
- Lease terms negotiable
- EPC - D (94) Exp 04.07.2028

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy efficiency rating: D (94)

SERVICES

Mains electricity, water and drainage connected.

BUSINESS RATES

Rateable Value: £2,600 (01.04.23) £3,050 from 01.04.2026

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

LEASE TERMS

Negotiable.

The Tenant will be responsible for business rates and services consumed, insurance and Landlord legal costs.

DEPOSIT

A deposit of £300 is payable.

FLOOD RISK (PER NRW)

Flooding from Rivers, Flooding from Sea and Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

OUTGOINGS

All services consumed, business rates, insurance and Landlords legal costs..

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

From our office in Great Oak Street proceed to the Old Market Hall and turn right onto Long Bridge Street. The entrance to the passageway is a short distance on the left hand side between the Little Welsh Bakery and Unicorn via a doorway into the communal yard and the property is straight ahead.

What3words: enter.sudden.munch

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provides reports for us with a cost of £36 inc VAT per person for us to complete our due diligence.

Ref: The Stables AHT 01/26

FLOORPLAN