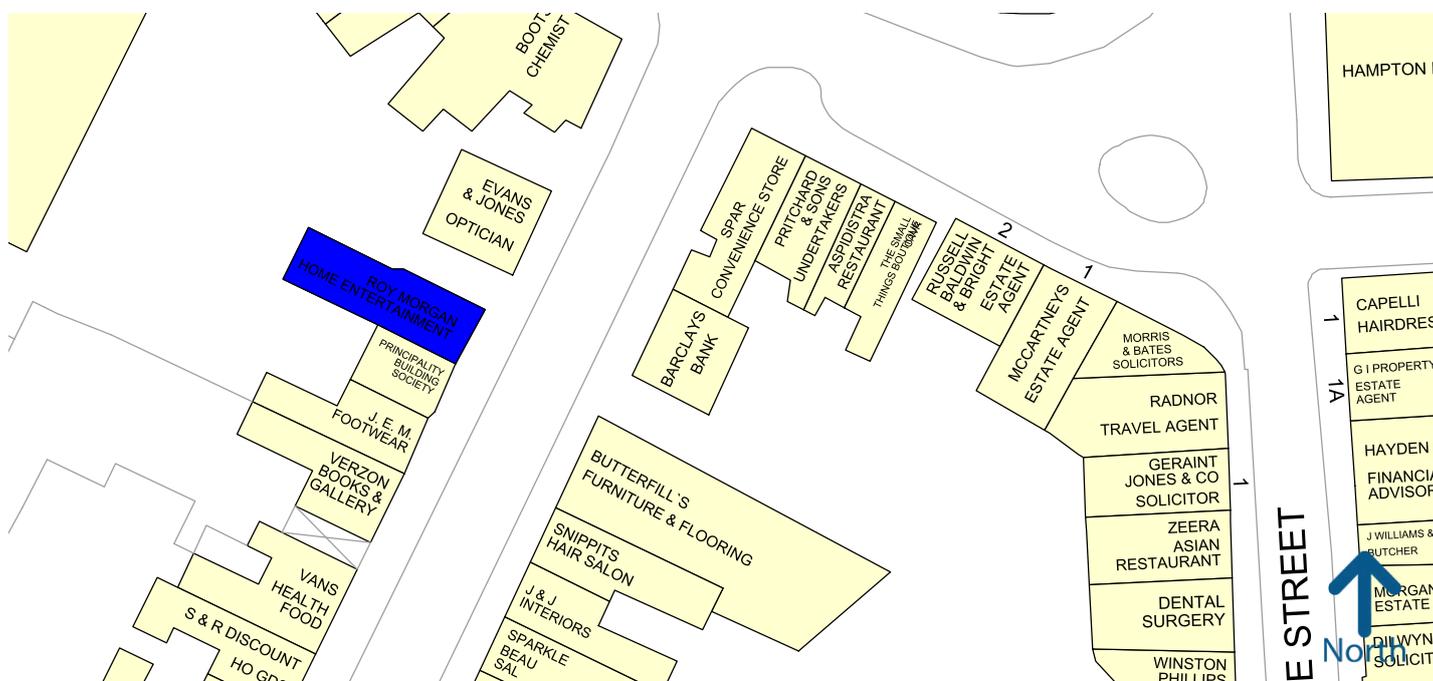


CARLTON HOUSE, MIDDLETON STREET,
LLANDRINDOD WELLS, LD1 5ET



SHOP TO LET



The property is located on Middleton Street which is the main retailing street in the Victorian town of Llandrindod Wells. The town grew from a small farming community into a popular resort which still holds true today where the population is boosted by tourist numbers throughout the year.

DESCRIPTION

The property is a ground floor retail unit that forms part of a larger building. The property is set over two levels with a shop floor at street level and further ancillary space provided in two rooms at lower ground floor. There is rear access and the property benefits further from 1 car parking space to the rear.

TERMS

The property is available on a new lease on FRI basis via a service charge at a rent of £10,000 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value	£4,950
Rates payable	£2,470

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

The Property is not elected for VAT and therefore VAT is not chargeable on the rent.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Gross Frontage	6.99m	14 ft 7 ins
Net Frontage	4.45m	2ft 11 ins
Shop Depth	7.76m	25ft 5 ins
Ground Floor Sales	36.10 sq.m	388 sq ft
Ancillary Workshop	25.62 sq.m	275 sq ft
Ancillary Storage	18.39 sq.m	197 sq ft

PLANNING

The property currently benefits from A1 use class.

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.



VIEWING

To be arranged via sole letting agents:-

Ian Newbury ian.newbury@coark.com 029 2034 6316 Huw Thomas huw.thomas@coark.com 029 2034 6312

REF: IN/23248 – JULY 2015

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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