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## 1 & 1A Temple Street, Llandrindod Wells, Powys, LD1 5DL Price On Application

Ground floor commercial investment properties. Prominent location adjacent to main road through town.



| Llandrindod Wells Office | Tel: 01597 823300 |

No 1 & 1A Temple Street are ground floor commercial investment properties. Prominent location adjacent to main road through town.

The Spa town of Llandrindod Wells is the administrative centre for Powys and offers all amenities expected including shops, businesses, hotels, restaurants, leisure and educational opportunities, hospital/healthcare facilities as well as road and rail links. Mid Wales is noted for its area of natural beauty, wild flora and fauna, renowned amongst the walking, fishing and riding fraternity.

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

**No 1 Temple Street, Llandrindod Wells, Powys.**

Salon

Rear Kitchenette/Staff Area

Separate WC

Rear Access right of way

**Tenure** - Part share in long leasehold. Subject to tenancy. Further details available from the agents. 950 years approximately remaining.

**Business Rates** - To be confirmed.

**Please Note:** - Under the Estate Agents Act we are obliged to inform you that one of the vendors works for McCartneys LLP.

**No 1A Temple Street, Llandrindod Wells, Powys.**

Front Shop

Office

Store with Kitchenette

Rear Yard - With right of way over.

Separate WC

**Tenure** - Long leasehold, subject to tenancy. Further details available from the agents. 950 years approximately remaining.

**Business Rates:** - To be confirmed.

**Please Note:** - Under the Estate Agents Act we are obliged to inform you that one of the vendors works for McCartneys LLP.

**SERVICES:** We are informed that the properties are connected to mains electricity, water and drainage.

**HEATING:** Electric.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**TENURE:** We are informed that the property is of to be advised Tenure.

**DIRECTIONS:** From our office turn right, cross over Temple Street (A483) and the properties can be found directly in front of you.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01597 823300 - Jeff Williams 07977 582381.

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

**Details Last Updated:** Friday, 09 September 2016

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor 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:** McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186

