



## The Beehive, West Street, Rhayader, Powys, LD6 5AB

A charming and characterful Victorian property occupying a prominent retail location in the thriving market and tourist town of Rhayader.

The extensive accommodation extends over three floors and there is an exceptionally lovely level garden with mature trees and shrubs at the rear. The property lends itself to retail / office purposes but would also be a lovely family home subject to gaining any necessary consents.

The property is currently tenanted until June 2027 and further information in this regard is available from the agents.

Viewing is highly recommended to appreciate all that this property has to offer!

**£170,000 Price**  
**Freehold**

Rhayader Sales  
4 North Street, Rhayader  
Powys, LD6 5BU  
T: 01597 810457  
E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)



## ACCOMMODATION comprises:

### GROUND FLOOR

Original Victorian floor tiles welcome visitors through the front door which opens in to a double fronted retail room with counter area to the right hand side.

An inner hallway leads through to a further large room at the rear of the property with a window overlooking the rear yard area and with a glazed roof over a side extension.

A storage room on the left has extensive shelving and a sliding door leads to a cloakroom with WC suite and wall hung wash hand basin with tiled splashback over.

A balustraded staircase rises to the First Floor.

### FIRST FLOOR

The First Floor has a galleried landing

with exposed painted floorboards.

There are two large rooms at the front, one a singular bay window overlooking West street, with the other having a bay window and a standard window to the front, as well as a fireplace with wood surround.

An additional room to one side has an original Victorian cast iron fire surround.

The kitchen / breakfast room is located at the back of the property and provides a delightful example of a 1970s kitchen with the original formica kitchen still in place. There is a gas cooker point and space for other white goods.

A glazed door leads out on to a balcony at the rear and which has lovely views of the rear garden. A metal open tread staircase descends to the rear yard and to the garden beyond.

A bathroom has a panelled bath, wc suite and a wash hand basin. There is an extractor fan and a wall mounted gas combination boiler.

### SECOND FLOOR

A further balustraded staircase leads up to the galleried landing on the Second Floor.

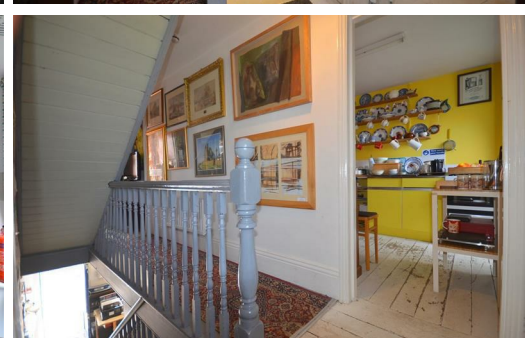
The exposed floorboards are painted.

There are four rooms on the Second Floor. Three rooms overlook the main street at the front and two rooms at the rear have windows with views over the large garden.

### Outside

The garden at the rear, which can be accessed on foot via a right of way is a delightful oasis of level green lawns, attractive wildlife pool and several mature and specimen trees and flowering shrubs.

A useful storage shed is located directly at the rear of the property



from where the balcony (outside the first floor kitchen/breakfast room) can be accessed via steel staircase.

### Access

There is a pedestrian right of way to the rear of the property from the lower end of West Street. This right of way also provides access to two neighbouring properties across the part of the rear of The Beehive. Further details are available on request.

### CURRENT LEASE

The tenants current five-year lease commenced on 8 June 2022. Details of the lease and rent payable is available from the agents on sales@clareevansandco.co.uk or via 01597 810457.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

### Services

Mains electricity, gas, water and drainage.

### Council Tax/Business rates

We are advised that the property is in TBC.

### Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

### Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

Rhayader has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams,

mountains and open hills is about 4 miles to the west.

The west Wales coast and university town of Aberystwyth is 34 miles distant. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells.

Excellent road links are afforded by the main north-south road A470, and the east-west A44.

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-44)	E		
(11-22)	F		
(1-10)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



windows, doors and rooms are approximate and should be used as such by prospective purchasers.

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A copy of the Code of Practice is available in the office and on request.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

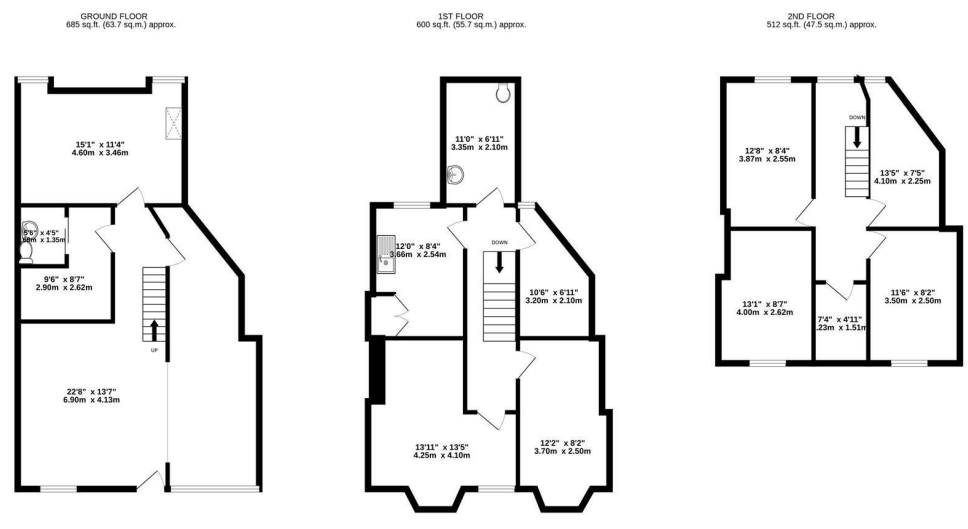
### The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

Clare Evans & Co's complaints procedure is also available on request.

### PMA Reference

DRAFT 0216925023



TOTAL FLOOR AREA: 1797 sq. ft. (167.0 sq.m.) approx.  
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