

Llandrindod Wells - Crescent Chambers, South Crescent LD1 5DH
Freehold Healthcare Investment with Future Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



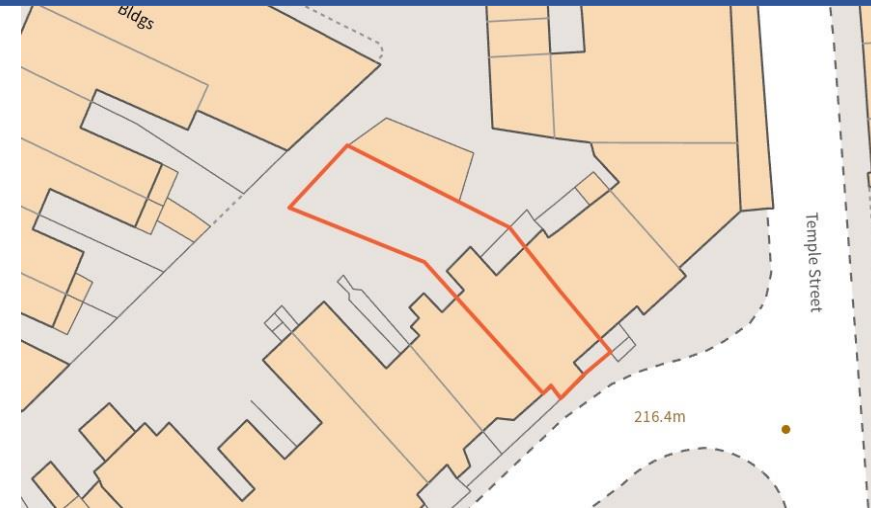
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Investment Consideration:

- Purchase Price: £150,000
- Gross Initial Yield: 9.33%
- Rental Income: £14,000 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace Victorian building currently operating as a mental health facility
- Future residential development potential subject to vacant possession and obtaining planning
- Situated withing short walk to Llandrindod Train Station and town centre with occupiers nearby including Greggs, HSBC, Boots, Spar Convenience Store, Hotels, Pubs and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Crescent Chambers (Ground, Lower Ground, First, Second and Third Floor)	Lower Ground Floor: 3 Rooms, WC Ground Floor: Reception, 2 Rooms, WC First Floor: 3 Rooms, Kitchen Second Floor: 3 Rooms, WC Third Floor: 3 Rooms, Storage	Mid and North Powys Mind	5 Years from 1 June 2021	£14,000	Note 1: IRI Note 2: Tenant in occupation since 2016
			Total	£14,000	

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Property Description:

The property comprises a mid-terrace Victorian building arranged over ground, lower ground, first, second and third floor and currently operating as a mental health facility, providing the following accommodation and dimensions:

Lower Ground Floor: 3 Rooms, WC

Ground Floor: Reception, 2 Rooms, WC

First Floor: 3 Rooms, Kitchen

Second Floor: 3 Rooms, WC

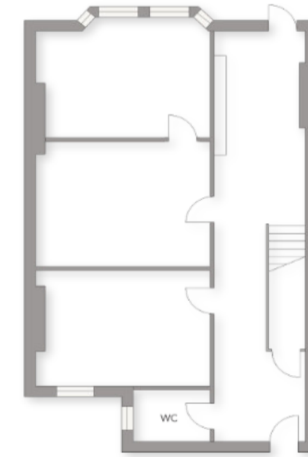
Third Floor: 3 Rooms, Storage

Total GIA: 282 sq m (3,035 sq ft)

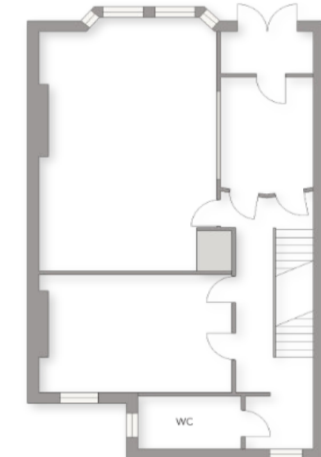
*Total area size sourced from EPC certificate and not measured by Blue Alpine.

Tenancy:

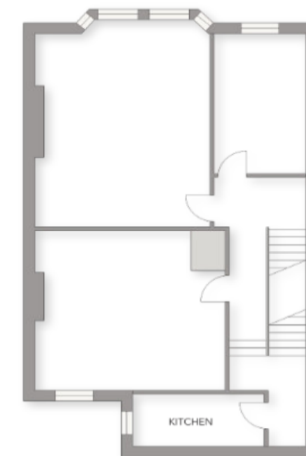
The property is at present let to Mid and North Powys Mind for a term of 5 Years from 1st June 2021 at a current rent of £14,000 p.a. and the lease contains internal repairing and insuring covenants. Tenant in occupations since 2016.



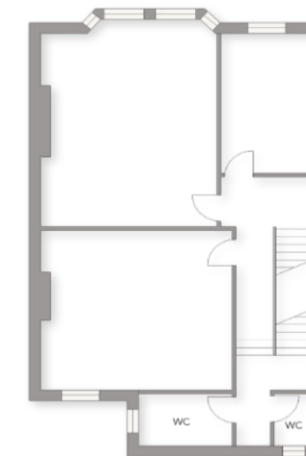
LOWER GROUND FLOOR



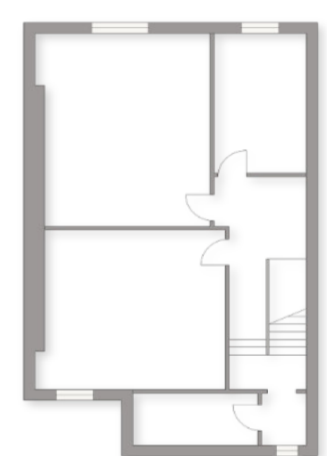
GROUND FLOOR



FIRST FLOOR



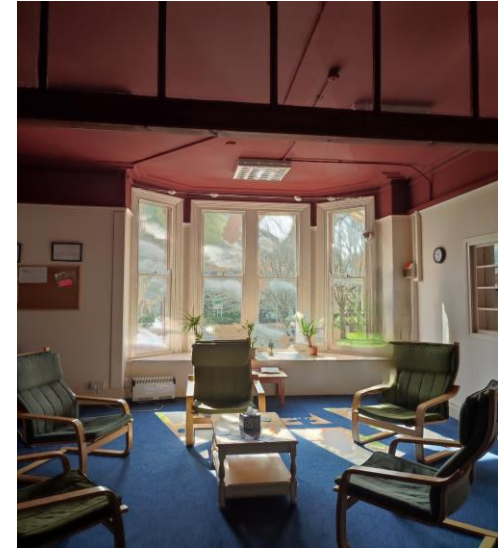
SECOND FLOOR



THIRD FLOOR

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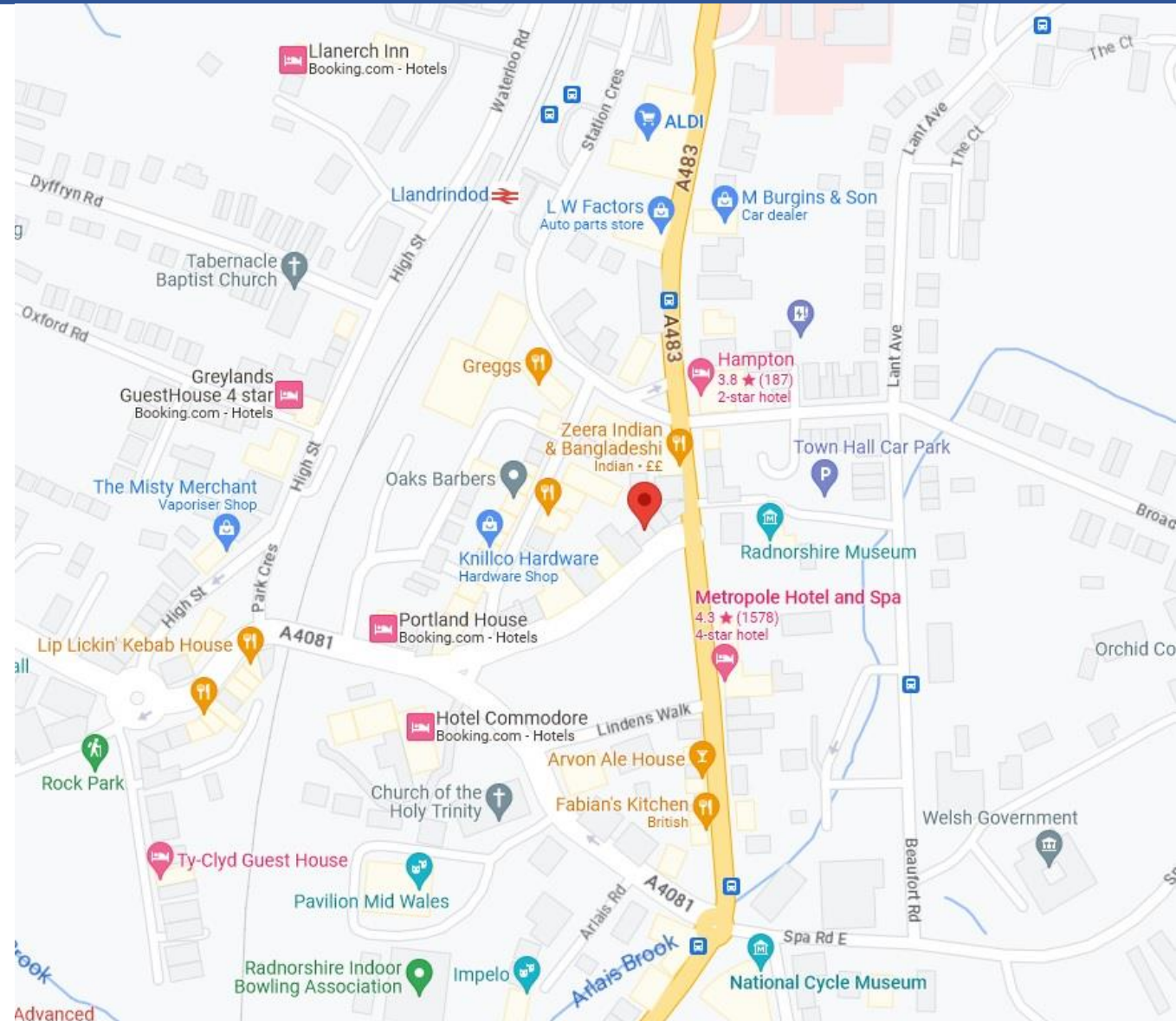
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Location:

Llandrindod Wells, sometimes known colloquially as Landod, is a town and community in Powys, within the historic boundaries of Radnorshire, Wales. It serves as the seat of Powys County Council and thus the administrative centre of Powys. The property is situated withing short walk to Llandrindod Train Station and town centre with occupiers nearby including Greggs, HSBC, Boots, Spar Convenience Store, Hotels, Pubs and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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