

TO LET
ALL ENQUIRIES

PROMINENTLY LOCATED RETAIL
SHOWROOM/BUSINESS SPACE/ POTENTIAL WORKSHOP



RENT
£12,000 per
annum
(Exclusive)

PROMINENTLY LOCATED RETAIL SHOWROOM/BUSINESS SPACE/ POTENTIAL WORKSHOP
(SUBJECT TO STATUTORY CONSENTS)

UNIT C AT SMITHFIELD GARAGE, STATION ROAD, BUILT WELLS, POWYS, LD2 3SS

- Suitable for a variety of potential uses- subject to statutory consents
- Total Gross Internal Floor Area- 2,342 ft sq (217.6 m sq)
- Adjacent to Greggs, Subways and forming part of a prominently located petrol station/convenience complex

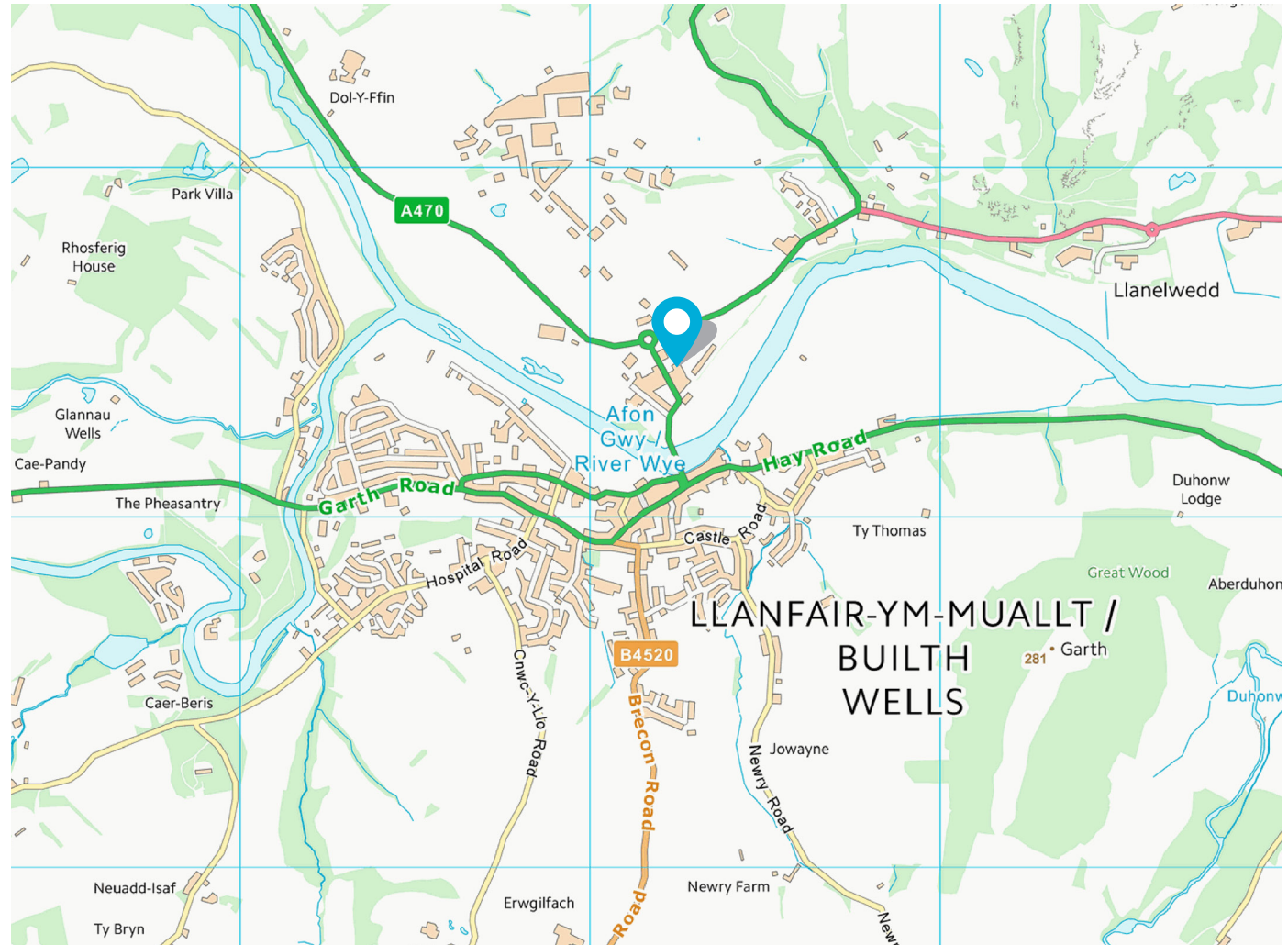
LOCATION

The property is located in Builth Wells, a rural town in the county of Powys with a population of 2,568 inhabitants [source: Census 2011]. The town is situated 40 miles to the west of Hereford, 60 miles to the south west of Shrewsbury and 64 miles to the north of Cardiff.

The property is positioned on the A483, which acts as the principal road through the town, with a traffic flow of 10,064 vehicles per day [source: DfT 2017 – annual average daily flow].

The A483 acts as an important transient route across Mid-Wales. The property is situated immediately to the south of The Royal Welsh Showground, which functions as an important conference centre, hosting over 400 events in 2017, including the Annual Royal Welsh Show held in July that attracts over 200,000 visitors, which significantly enhances the profile of the area.

The property is prominently situated a short distance to the south of the roundabout junction of the A470 / A483, immediately adjacent to Euro Garages' Burger King outlet and opposite a franchised Toyota dealership and Co-Op convenience store (with forecourt).





DESCRIPTION

The property comprises of a lock shop unit/business unit with a Total Gross Internal Floor Area of approximately 2,342 ft sq (217.6 m sq) that has previously traded as a garden centre.

The property comprises of flexible accommodation that can be used for a variety of retail, business and workshop uses. The property benefits from designated car parking at the front of the unit.

The property benefits from exclusive access as well as a shared access with the adjoining Greggs unit. The unit is located at the rear of the roadside complex comprising of a petrol filling station, Subway and Greggs.

ACCOMMODATION

(All measurements approximate)

	SQ FT	M SQ
Total Gross Internal floor Area	2,342	217.6
Outside	Car parking	

PLANNING

Prospective tenants to make their own enquiries.

The property is understood to benefit from planning for Use Class E with effect from the 1st of September 2020.

SERVICES

(Not tested at the time of inspection)

Mains electricity, water and drainage are connected to the property.

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RATEABLE VALUE

To be assessed

EPC

The EPC rating for the property is D (88)

TENURE

The property is offered to let on a New Tenants Full Repairing and Insuring Lease, subject to service charge provisions, for a length of term by negotiation there will be rent reviews at 3 yearly intervals.

RENT

£12,000 (Twelve thousand pounds)(Exclusive) per annum to be paid quarterly in advance

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the granting of the lease.

VAT

The property is understood to be elected for VAT and VAT will be payable on the rent and service charge

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells,
Powys, LD1 5LG



VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

James Evans 07792 222 028
E: james.evans@halls.gb.com

Lucy Wilde 07538 912 096
E: lucyw@halls.gb.com

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E: benh@halls.gb.com

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