

FOR SALE
ALL ENQUIRIES

COMMERCIAL INVESTMENT



PRICE:
OFFERS IN THE
REGION OF
£315,000
(Exclusive)

COMMERCIAL INVESTMENT WITH RE-DEVELOPMENT POTENTIAL IN BUILTH WELLS TOWN CENTRE
CROWN BUILDINGS, 11 BROAD STREET, BUILTH WELLS, LD2 3AE

- Prominent town centre location
- Full planning for the conversion of the upper floors into two residential units of interest to property developers
- Lease term to Barclays Bank runs to April 2030 with a tenant break at April 2025
- Large car park at the rear of the property
- Total Net Internal Floor Area of 5,583 sq ft (518.7 sq m)
- Suitable for a variety of uses, subject to statutory consents

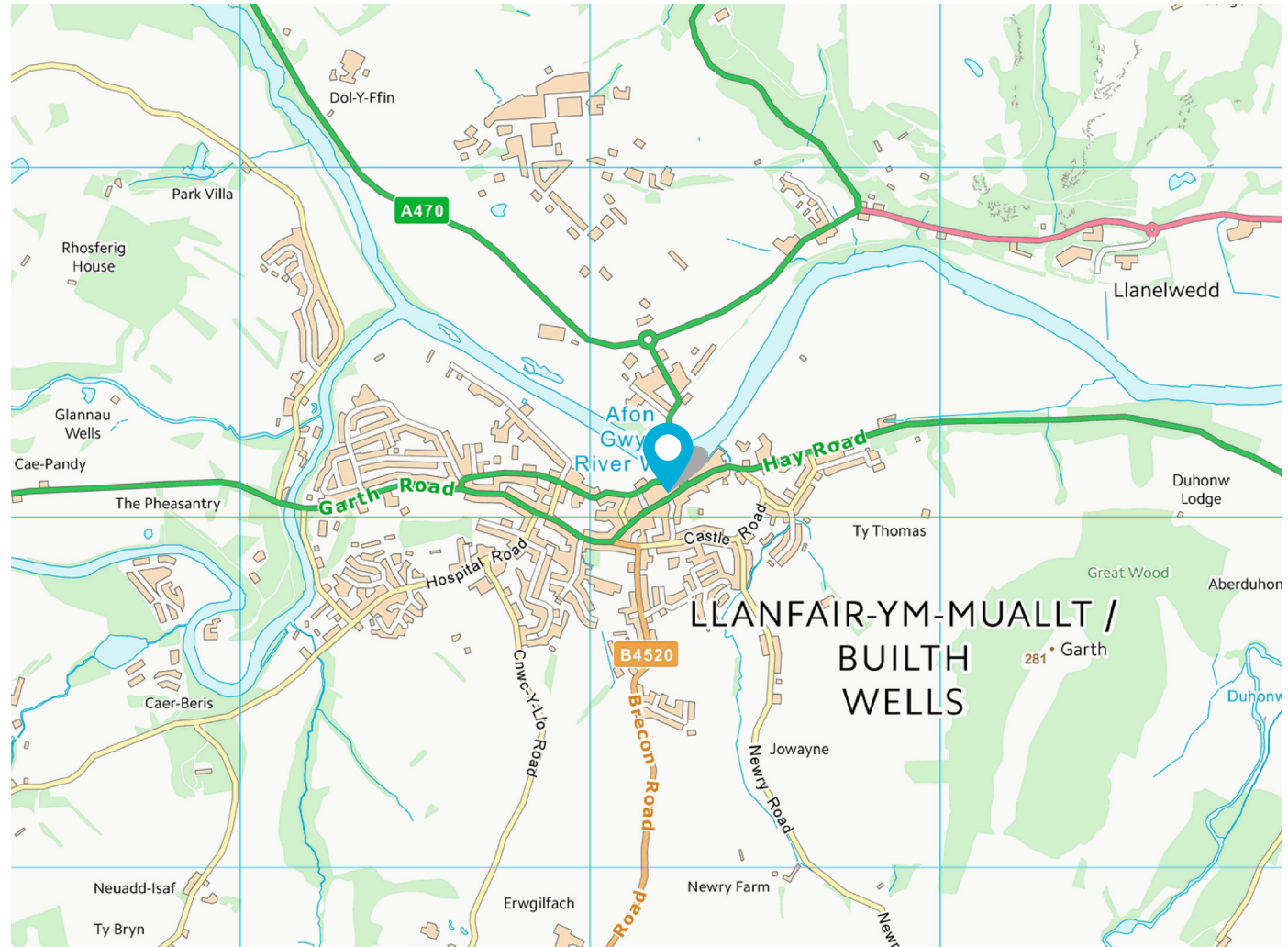
SUMMARY

- Prominently located in Builth Wells Town Centre
- Lease term to Barclays Bank runs to April 2030 with a tenant break at April 2025
- Extensively fitted out retail unit by the tenant occupier
- Total Net Internal floor area of 5,583 sq ft (518.7 sq m)
- Potential re- development potential
- Potential for a variety of uses subject to necessary planning consents

LOCATION

The property is located in Builth Wells, a rural town in the county of Powys with a population of 2,568 inhabitants. 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 Broad Street in the town centre which is one of the main streets in the town. The rear car park to the property backs onto the A483 which acts as the principal road through the town and acts as an important transient route across Mid-Wales.

Builth Wells is home to 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.





DESCRIPTION

The building is of brick construction and provides accommodation arranged over 4 floors extending in total to approximately 5,583 sq ft (518.7 sq m).

The property contains a self-contained ground floor retail unit with storage/ facilities and a meeting room to the lower ground floor along with a large car park at the rear which provides parking for 12 vehicles including disabled parking.

The first and second floors have previously been let as office accommodation separately accessed off Broad street. The offices are accessed via a communal staircase and have shared WC facilities on each floor along with kitchen points in each office. There is a service charge in place for the communal and externals of the building. The building is part slate roofing with a flat roof section at the rear of the property.

There is full planning for the conversion of the upper floors into two residential units. See the planning section for further info.

The property is owned under title number CYM323078.

ACCOMMODATION

(All measurements approximate)

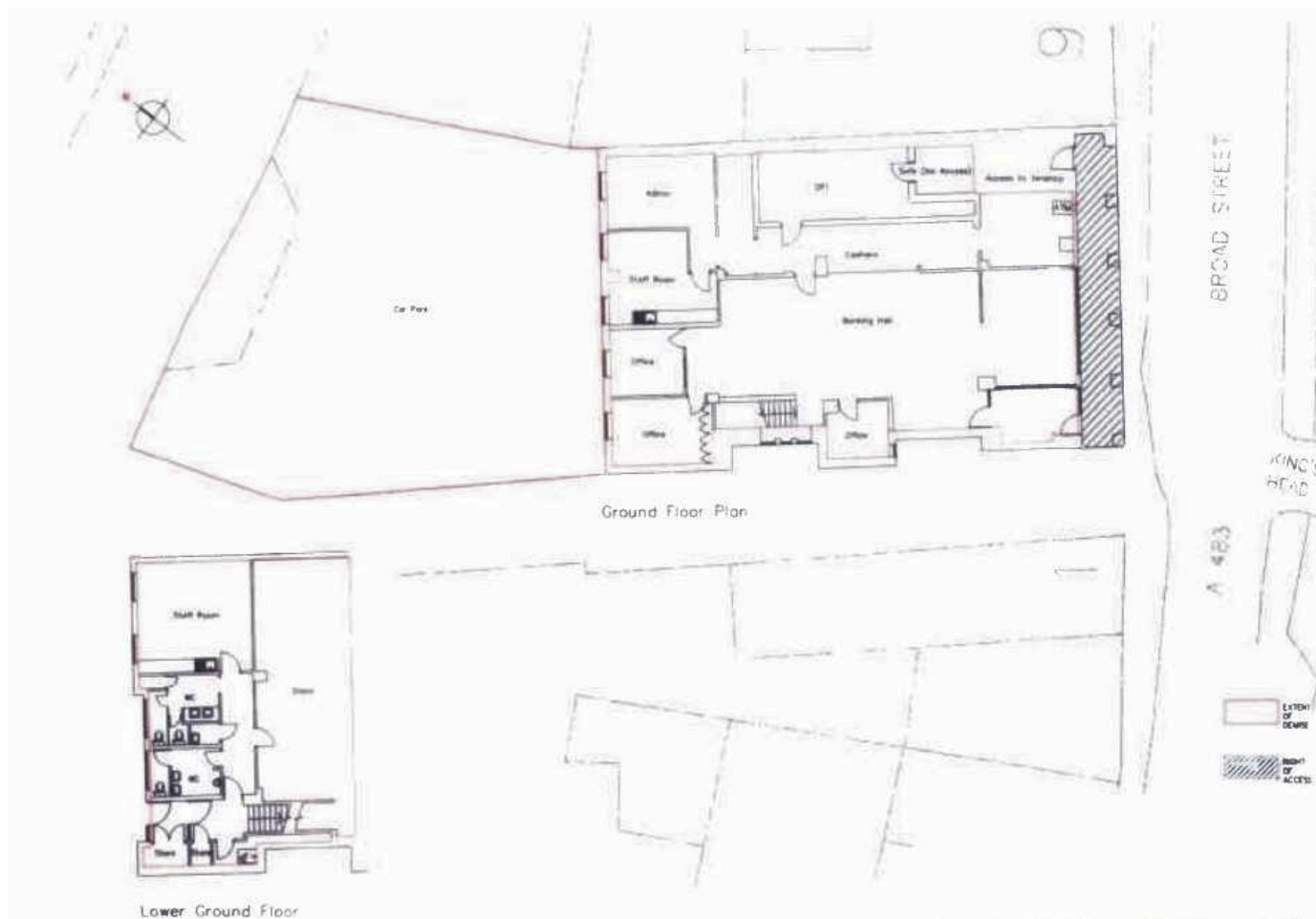
	MSQ	SQFT
RETAIL		
GROUND FLOOR	266.8	2,872
LOWER GROUND FLOOR	122.29	1,316
Two Toilets		
FIRST FLOOR OFFICE	64.8	697.5
SECOND FLOOR	64.8	697.5

TENURE

The property is of freehold tenure held under title number CYM323078 .

The property is offered for sale subject to the leases as follows:

Demise	Tenant	Lease Details	Title Number	Landlord and Tenant Act 1954
Ground and Lower Ground Floor	Barclays Bank PLC (Company Number 1026167)	A 20 year lease from April 2010 with a break at the anniversary of the 15th year of the lease on FRI terms subject to a service charge. Rent reviews at the anniversary of April 2015,2020 and 2025.	Leasehold Title Number CYM491094	Inside
First Floor	Vacant			
Second Floor	Vacant			



RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we understand as follows:

GROUND AND LOWER GROUND FLOOR

Rateable Value 2020/2021	£19,250
Rates Payable 2020/2021	£9,606

FIRST FLOOR

Rateable Value 2020/2021	£4,150
Rates Payable 2020/2021	£2,071

SECOND FLOOR

Rateable Value 2020/2021	£3,200
Rates Payable 2020/2021	£1,597

Interested parties are to rely on their own enquiries to the local authority

EPC

Ground and Lower Ground Floor	In the process of preparation
First and Second Floor	D (87)

LEGAL COSTS

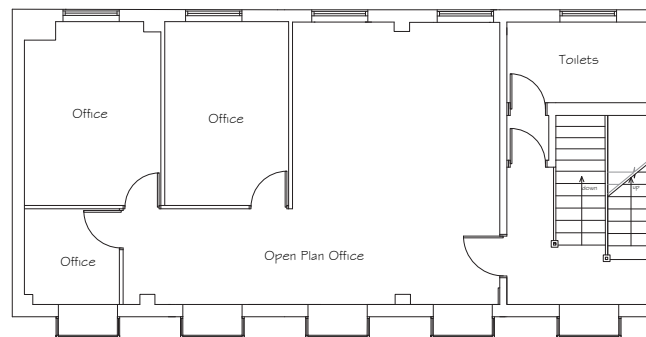
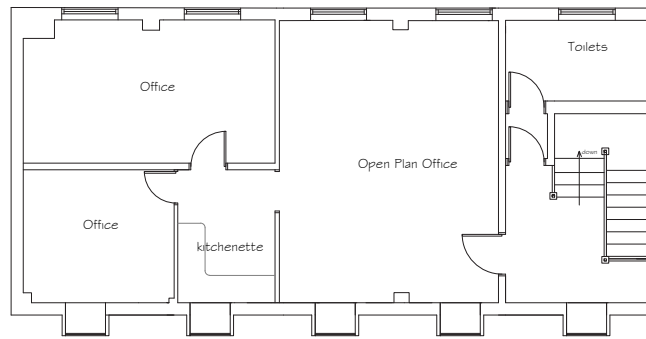
Each party to be responsible for their own legal costs in respect of the sale of the property.

SERVICES

The retail property benefits from mains water, electricity and drainage. Heating is via a heating cooling system. The first and second floor are on shared water and gas supplies which are paid for via the service charge, each office is separately metered for electricity.

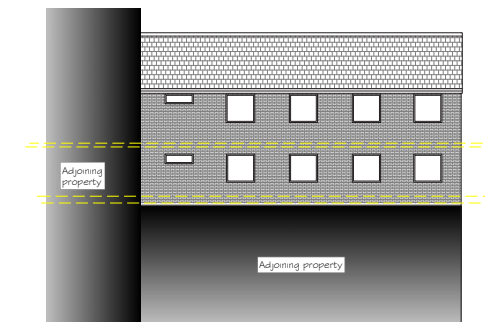
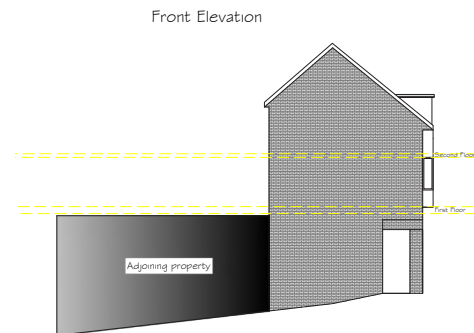
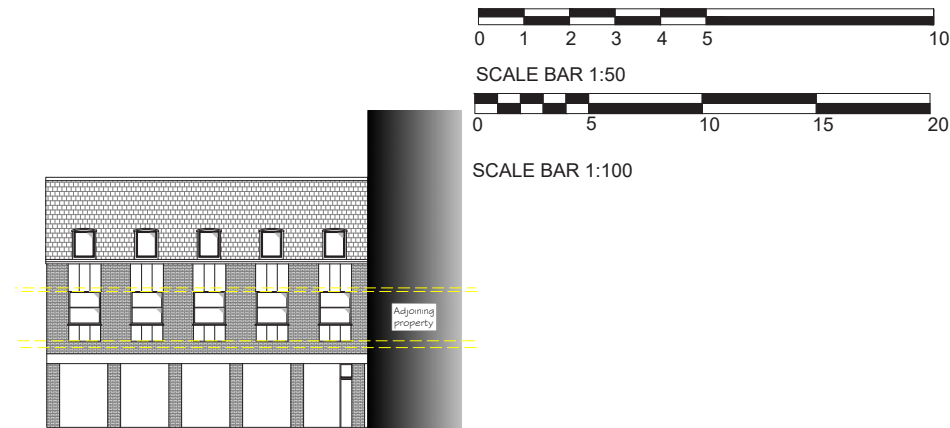
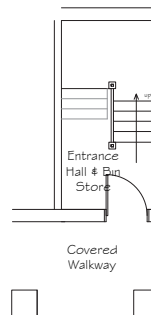
VAT

The property is understood not to be elected for VAT.



First Floor

Ground Floor



GENERAL NOTES & SPECIFICATIONS

MATERIALS, WORKMANSHIP AND CONSTRUCTION ARE TO CONFORM WITH CURRENT STANDARDS, CODES OF PRACTICE, AGREEMENT CERTIFICATES AND MANUFACTURERS RECOMMENDED SPECIFICATIONS AND ARE TO FULLY COMPLY WITH THE BUILDING REGULATIONS 2010, RELATED APPROVED DOCUMENTS AND LEGISLATION.

ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH STATUTORY AUTHORITY REGULATIONS AND BY-LAWS.

SAFETY:

STATUTORY INSTRUMENT 2015 No 51 - THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

THE CONTRACTOR IS TO COMPLY WITH THE DUTIES IMPOSED ON HIM BY THE ABOVE REGULATIONS AND LINKED DIRECTLY WITH THE CDM COORDINATOR AS APPOINTED BY THE CLIENT

NOTES:

DO NOT SCALE FROM THIS DRAWING. WRITTEN DIMENSIONS ARE IN ALL CASES TO BE REFERRED TO SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE DESIGNER AT ONCE.

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED OR DISCLOSED EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF MCCARTNEYS LLP.

RETENTION OF TITLE

OWNERSHIP OF AND COPYRIGHT IN THE DESIGNS SHOWN ON THIS PLAN REMAINS VESTED IN MCCARTNEYS LLP. THE CLIENT IS LICENSED TO USE THE DESIGNS FOR THE PURPOSES FOR WHICH THEY WERE PRODUCED IN PAYMENT TO MCCARTNEYS LLP OF THE COSTS OF PREPARATION OF THE PLAN AND DESIGNS.

LICENCES

Ordinance Survey
LICENCE No: 10004120. REPRODUCED FROM THE ORDINANCE SURVEY. MAP WITH PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. PUBLISHED FOR THE PURPOSE OF IDENTIFICATION ONLY AND, ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED. CROWN COPYRIGHT RESERVED.

PROMAP
LICENCE No: 10020449



39 Broad Street, Newtown,
Powys, SY16 2BQ

JOB: Residential Conversion of Upper Floor Offices at 11 Broad Street, Bulth Wells, Powys, LD2 3AE

CLIENT: Lemming Properties Ltd

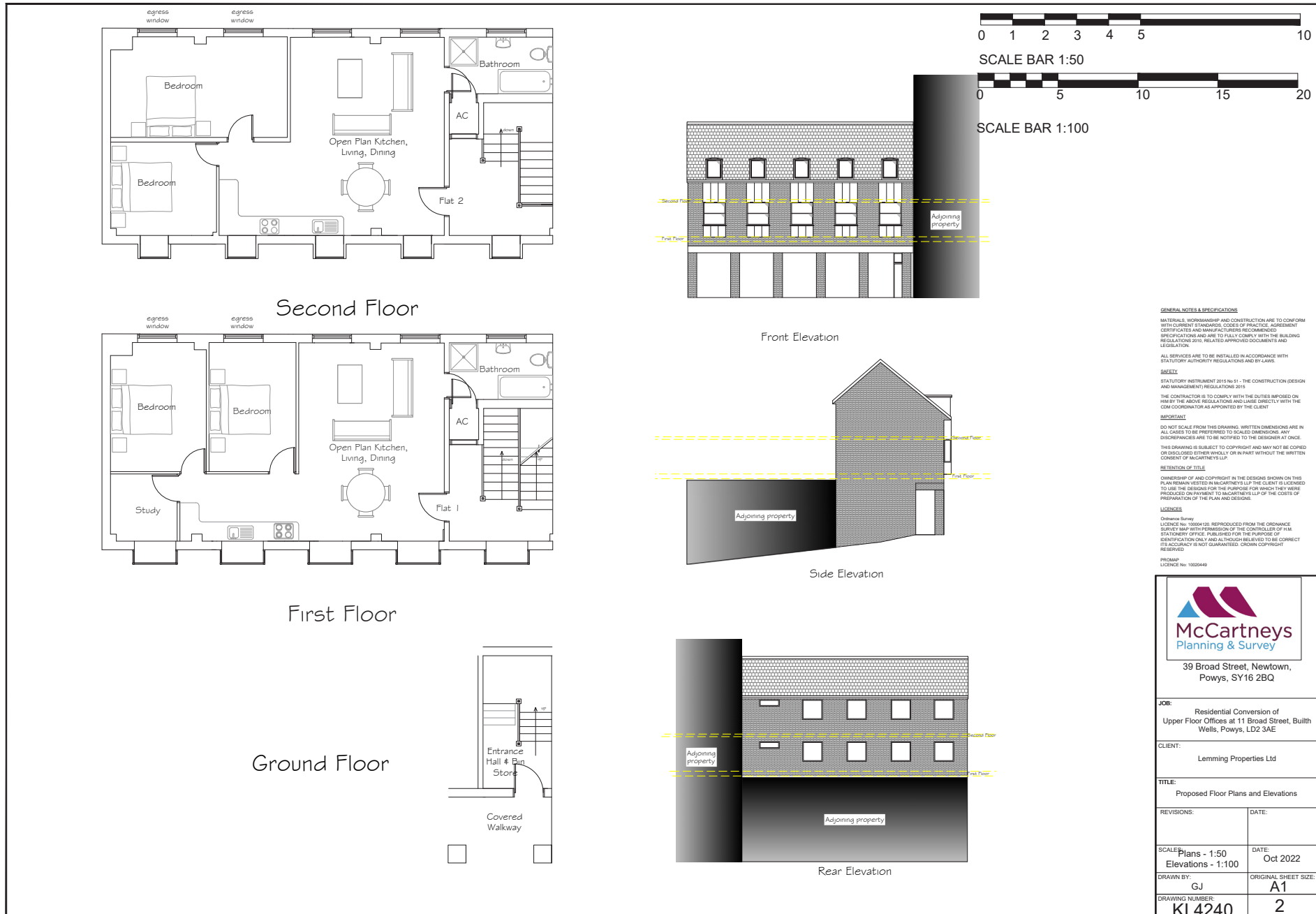
TITLE: Existing Floor Plans and Elevations

REVISIONS: **DATE:**

SCALE: Plans - 1:50 **DATE:** Oct 2022
Elevations - 1:100

DRAWN BY: GJ **ORIGINAL SHEET SIZE:** A1

DRAWING NUMBER: K14240 **1**



GENERAL NOTES & SPECIFICATIONS

MATERIALS, WORKMANSHIP AND CONSTRUCTION ARE TO CONFORM WITH CURRENT STANDARDS, CODES OF PRACTICE, AGREEMENT CERTIFICATES AND MANUFACTURERS RECOMMENDED SPECIFICATIONS AND ARE TO FULLY COMPLY WITH THE BUILDING REGULATIONS 2010, RELATED APPROVED DOCUMENTS AND LEGISLATION.

ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH STATUTORY AUTHORITY REGULATIONS AND BY LAWS.

SIZES

STATUTORY INSTRUMENT 2016 No. 51 - THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

THE CONTRACTOR IS TO COMPLY WITH THE OBLIGATIONS IMPOSED ON HIM BY THE ABOVE REGULATIONS AND LAISE DIRECTLY WITH THE CDM COORDINATOR AS APPOINTED BY THE CLIENT

IMPORTANT

DO NOT SCALE FROM THIS DRAWING. WRITTEN DIMENSIONS ARE IN ALL CASES TO BE PREFERRED TO SCALED DIMENSIONS AND DISCREPANCIES ARE TO BE NOTIFIED TO THE DESIGNER AT ONCE.

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED OR DISCLOSED EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF MCCARTNEYS LLP.


RETENTION OF TITLE

OWNERSHIP OF AND COPYRIGHT IN THE DESIGNS SHOWN ON THIS PLAN REMAIN VESTED IN MCCARTNEYS LLP. THE CLIENT IS LICENSED TO USE THE DESIGNS FOR THE PURPOSE FOR WHICH THEY WERE PROVIDED ON PAYMENT TO MCCARTNEYS LLP OF THE COSTS OF PREPARATION OF THE PLAN AND DESIGN.

LICENCES

Ordnance Survey
LICENCE No: 100024420. REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF HM STATISTICAL OFFICE. PUBLISHED FOR THE PURPOSE OF IDENTIFICATION ONLY AND ALTHOUGH BELIEVED TO BE CORRECT ITS ACCURACY IS NOT GUARANTEED. CROWN COPYRIGHT RESERVED.

PROMAP
LICENCE No: 10002449

 McCartneys Planning & Survey	
39 Broad Street, Newtown, Powys, SY16 2BQ	
JOB:	Residential Conversion of Upper Floor Offices at 11 Broad Street, Bulth Wells, Powys, LD2 3AE
CLIENT:	Lemming Properties Ltd
TITLE:	Proposed Floor Plans and Elevations
REVISIONS:	DATE:
SCALE: Plans - 1:50 Elevations - 1:100	DATE: Oct 2022
DRAWN BY: GJ	ORIGINAL SHEET SIZE: A1
DRAWING NUMBER: KI 4240	2



PLANNING

Prospective tenants to make their own enquiries.

The property is understood to benefit from planning for Use Class E. There is full planning for the conversion of the upper floors into two residential units. Further details in respect of the planning consent for the conversion of the upper floors of the property can be obtained from the selling agents. There maybe potential grant assistance available. The planning consent means the property is of interest to prospective property developers and speculators.

[CLICK TO VIEW PLANNING INFO](#)

PRICE

Offers in the region of £315,000 (Exclusive)

LOCAL AUTHORITY

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

VIEWING

Strictly by prior arrangement with the selling agents.

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

[James Evans](#)

07792 222 028

james.evans@hallsgb.com

[Commercial Department](#)

01743 450 700

commercialmarketing@hallsgb.com

