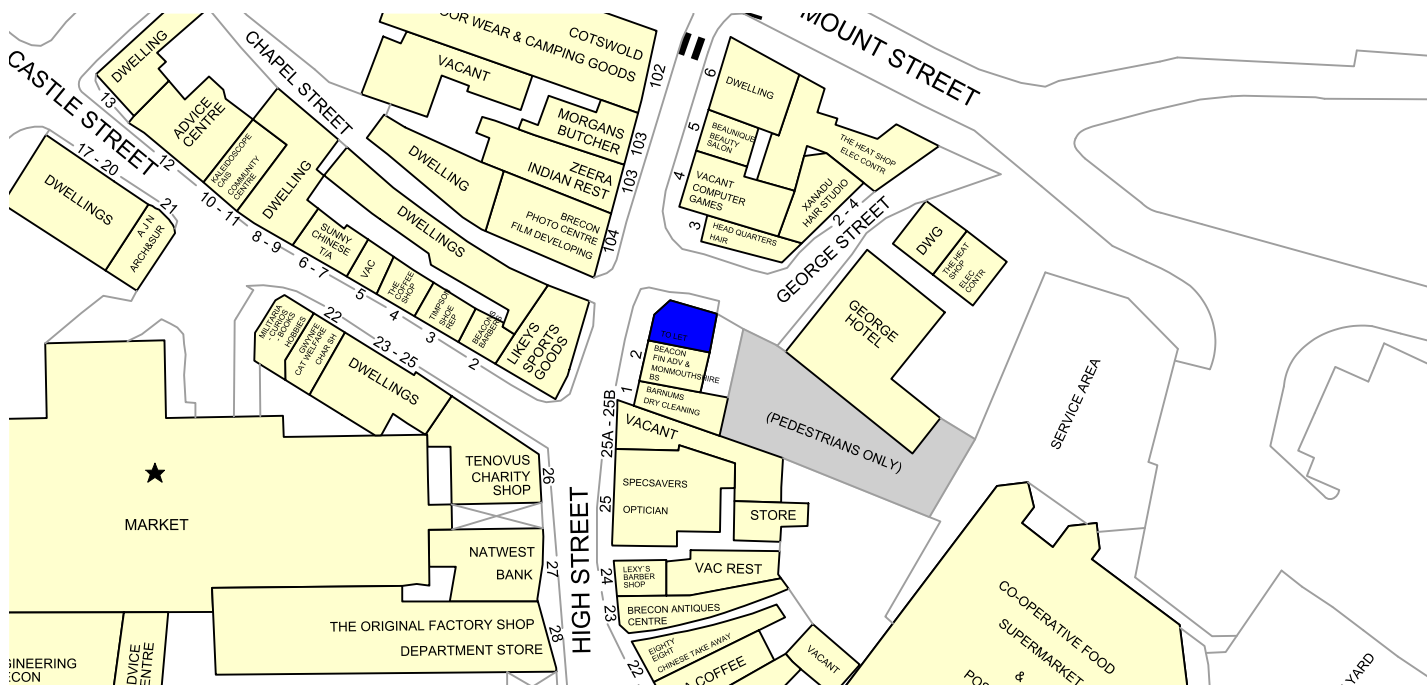


UNIT 1 THE STRUET
BRECON, LD3 7LH



*** REDUCED RENT * SHOP TO LET**
A1 USE



The unit is located in a prominent corner location on The Struet close to its junction with the High Street. Adjacent occupier is Monmouthshire Building Society with the other nearby occupiers including Cotswolds Outdoor, Tenovus, Specsavers amongst other local operators.

DESCRIPTION

The unit comprises an open plan ground floor retail space with ancillary space on the first floor providing staff and wc facilities. The unit benefits from return frontage onto George Street with access provided directly from The Struet. Rear servicing is provided via George Street.

TERMS

The unit is available to let via of a new lease for a term to be agreed, on effective full repairing and insuring terms.

Quoting rent £7,000 pax

Incentives available, subject to lease terms

RATEABLE VALUE

The 2017 Rateable Value for the unit is:-

Rateable value: £7,200

This unit will qualify for small business rates relief. Interested parties are encouraged to make their own enquiries with the local Rating Authority.

VAT

The unit is not elected for VAT.

ACCOMMODATION

The unit provides the following approximate areas and dimensions:

Gross Frontage	13.47 m	44 ft 2 ins
Net Frontage	7.12 m	23 ft 4 ins
Internal Width	4.51 m	14 ft 8 ins
Depth	9.13 m	29 ft 10 ins
Ground Floor Sales	38.28 sq.m	412 sq ft
First Floor Ancillary	43.01 sq.m.	463 sq ft
Rear Service Yard		

EPC RATING

D - 88

PLANNING

The unit benefits from A1 use, however other uses to be considered subject to the tenant obtaining all necessary planning consents.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.



VIEWING

To be arranged via sole letting agents:-
Ryan Pratt ryan.pratt@coark.com 029 2034 6306

REF: RP 101291 – OCTOBER 2019

Rhodri Walters rhodri.walters@coark.com 029 2034 6316

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

www.coark.com