

**FORMER CAR SHOWROOM**  
WATTON, BRECON, LD7 7EN



**PROMINENT CAR SHOWROOM AND FORECOURT WITH  
TRADE COUNTER POTENTIAL  
4, 121 SQ.FT. (382.SQ.M) | TO LET**





- Prominent roadside location
- Close to Brecon Town Centre
- Excellent road links to South Wales and beyond

#### LOCATION

The property is a prominent roadside car showroom, set in a sought after location close to Brecon town centre, in the heart of the Brecon Beacons national park.

There is a direct road link to the A470, with connections to Cardiff and the M4, and the A465 Heads of the Valleys Road, connecting to South Wales and the Midlands.

#### DESCRIPTION

The property comprises a car showroom with glazed frontage, fitted out to a high specification with finishes including a suspended ceiling, a mix of recessed and spot lighting, and a high quality tiled floor finish.

In addition to the showroom, the property also provides offices, storage to the ground floor and roof spaces, WCs and a small valeting warehouse.

There is a prominent forecourt to the front of the unit

#### ACCOMMODATION

GIA	4,121 sq. ft.	(382.84 sq. m)
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#### TERMS

The property is available on a leasehold basis, on terms to be agreed.

#### RENT

£35,000 per annum.

#### VAT

All prices quoted are exclusive of VAT, which may be charged.

#### RATES

To be confirmed following reassessment.

#### LEGAL COSTS

Each party will be responsible for their own costs.

#### EPC RATING

The property has an EPC rating of E/103.



#### VIEWING

Strictly by appointment with sole agents:-  
Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 02920 346374

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