

Shop at Belvedere, Park Crescent, LD1 6AB

Guide Price **£26,000**



ONLINE AUCTION – 10TH–12TH NOVEMBER 2026

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INTRODUCTION

An excellent opportunity to acquire vacant ground-floor retail premises situated in Park Crescent, within the historic spa town of Llandrindod Wells.

The property offers an attractive opportunity for investors seeking a commercial investment or owner-occupiers looking to establish their own business premises.

ACCOMMODATION

The property comprises ground-floor retail accommodation, currently vacant and offered for sale with vacant possession.

The premises offer potential for a variety of commercial uses, subject to obtaining any necessary planning permissions and consents.

OUTSIDE

The property benefits from parking for one vehicle to the rear, providing a convenient facility for occupiers.

LOCATION

Belvedere occupies a convenient position in Park Crescent, Llandrindod Wells, close to the attractive Rock Park.

Llandrindod Wells is a popular Mid Wales town, renowned for its Victorian architecture, independent shops, cafés and local amenities.

The town benefits from transport connections, including a railway station providing services along the Heart of Wales Line.

INVESTMENT POTENTIAL

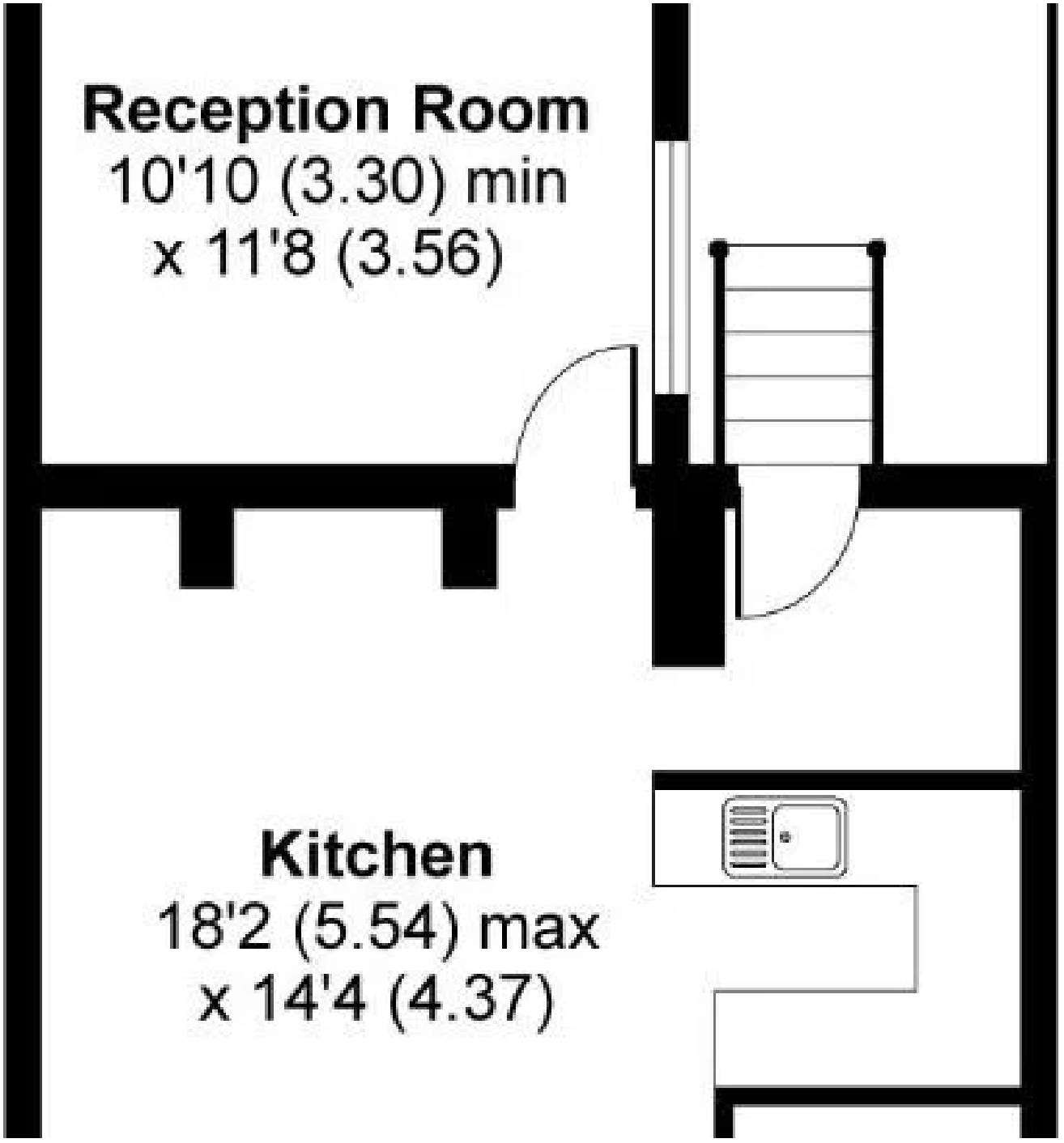
The property may appeal to investors seeking commercial rental income, with an indicative potential rental yield of approximately 8–10%, subject to purchase price, achievable rent and associated costs.











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