



# Holters

Local Agent, National Exposure

**4 & 6 Market Street, Builth Wells, LD2 3AG**

**Offers in the region of £169,000**



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## 4 & 6 Market Street, Builth Wells, LD2 3AG

Fantastic investment opportunity or potential to live in a spacious maisonette and have the option to work from a ground floor office or LET out for additional income. Off Road Parking to the rear.

- Freehold Building | With Off Road Parking
- Great Investment Opportunity
- Excellent Window Frontage towards High Street
- With Ground Floor Office Premises
- Vacant
- Rear Garden
- Two Bedroom Maisonette Above
- Convenient Town Location
- EPC - E

### Key Features

- Freehold Building
- With Off Road Parking
- With Ground Floor Office Premises
- Two Bedroom Maisonette Above
- Great Investment Opportunity
- Vacant
- Convenient Town Location
- Excellent Window Frontage towards High Street
- Rear Garden
- EPC - E

### The Property

The sale of 4 & 6 Market Street offers a unique opportunity to acquire the freehold of the building which is made up of a ground floor commercial premises with a spacious two bedroom maisonette over. This could be a fantastic investment opportunity or even to reside in the maisonette and then boost your income by letting out the ground floor flat. Both the commercial and residential premises are currently vacant.

NOTE - We have been informed the the ground floor commercial premises has been LET for £500 p.c.m and the maisonette between £500 - £600 p.c.m.

The ground floor office has fantastic window frontage onto Market Street but is well placed with a view down the High Street, an excellent place with traffic passing by to gain full expose to the window for advertising. The office is mainly one large open space with a smaller office to the rear, with a kitchenette and separate WC to the side. There is a small rear yard ideal for storage.

The maisonette above has a separate access off Market Street to the side. The first floor accommodation offers a lounge, dinning room and long kitchen which in turn leads to the rear garden, which is a pleasant space to enjoy. The second floor offers two double bedrooms and a

bathroom. The maisonette is fully double glazed and has the benefit of electric heaters. A vehicular access leads to the rear of the property, ideal for private off street parking.

### The Location

The market town of Builth Wells (Llanfair ym Mault) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth



Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

### Nearest Towns

Llandrindod Wells - 8 miles  
Brecon - 17 miles  
Hereford - 42 miles

### Services

We are informed the property is connected to all mains services.

### Heating

The property has the benefit of gas fired central heating to the maisonette. Electric heater in the ground floor office.

### Council Tax

Powys County Council - Band C.

### Tenure

We are informed the property is of freehold tenure.

### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

### Referral Fees

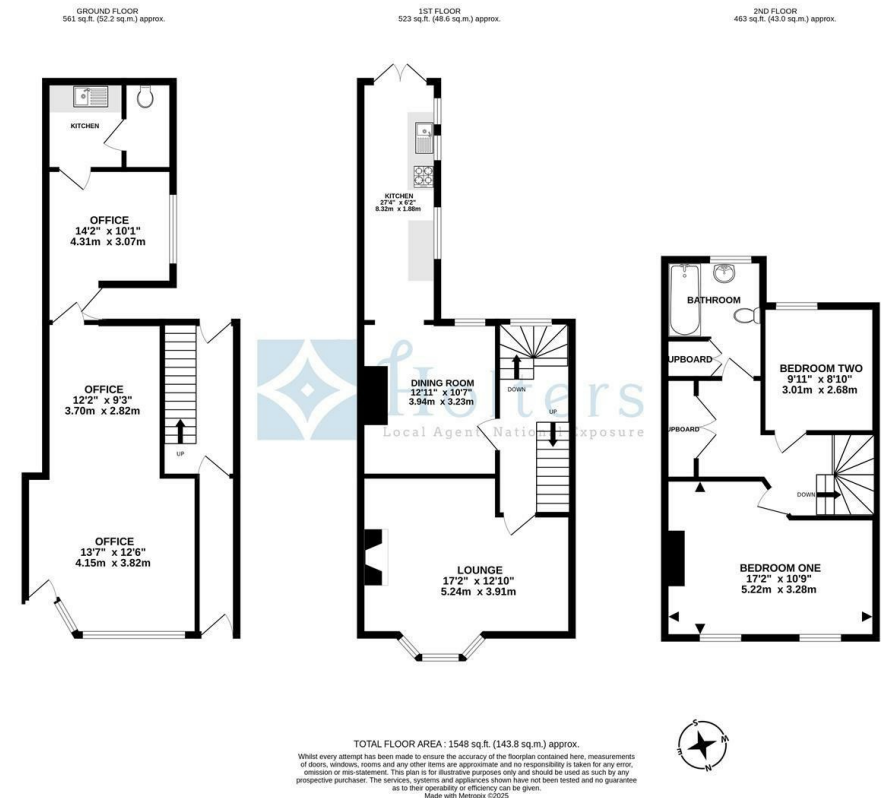
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline on for the guidance of intended purchasers or les and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use ; occupation, and other details are given witho responsibility and any intending purchasers or tenants should not rely on them as statement representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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