FOR SALE

31 - 32 High Street, Brecon, Powys, LD3 7AP

£600,000

plus VAT



- Centre of the market town of Brecon
- Busy area ensures a steady flow of footfall
- Convenient parking facilities
- Easy access via bus and train routes

M Core
LCP UK
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31 - 32 High Street, Brecon, Powys, LD3 7AP

A GREAT PLACE TO SHOP

Town centre location with occupiers nearby including; Coffee #1, Costa, Lloyds Bank, Trespass, Savers, amongst many others.

Comprises large ground floor shop let to Peacocks with two storey office above let to local solicitors.



Town Centre location

Freehold opportunity

Tenancy Schedule

Unit	Occupied/Vacant	Sq.ft	Lease Start	Lease Expiry	Break Date	Rent Review	Passing Rent (£)
31 High Street (1st / 2nd floor offices)	Solicitors	1,962	13/09/23	12/09/28		13/09/23	10,000.00
31 - 32 High Street - Ground Floor	Peacocks	9,128	01/11/21	31/10/26	01/11/24		50,000.00
TOTAL		11,090					60,000.00



PROMINENT RETAIL LOCATION

Location - LD3 7AP

This property boasts a prominent location in the town center, establishing itself as a focal point for diverse offerings. Enjoying convenient access to key transportation routes, including easy connections to major junctions, it ensures swift travel to neighboring areas like Brecon, Hay-on-Wye, and Talgarth. This strategic positioning positions LD3 7AP as a central hub, catering to both businesses and customers in the dynamic surroundings of the postcode area.

PURCHASE PRICE
£600,000

GROSS INITIAL YIELD
10.00%

RENTAL INCOME
£60,000 p.a

RATES
Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

SERVICES
The unit has electricity connected.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
We understand that the property has a Class E planning consent.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

*VAT is applicable to this property





*Potential occupiers to make own enquiries to clarify accuracy of data

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