



TO LET / FOR SALE - LIGHT INDUSTRIAL

UNIT 7, PARC HAFREN INDUSTRIAL ESTATE, LLANIDLOES, SY18 6RB



RENT

- £26,500 per annum

PRICE

- Offers in the region of £375,000

KEY POINTS

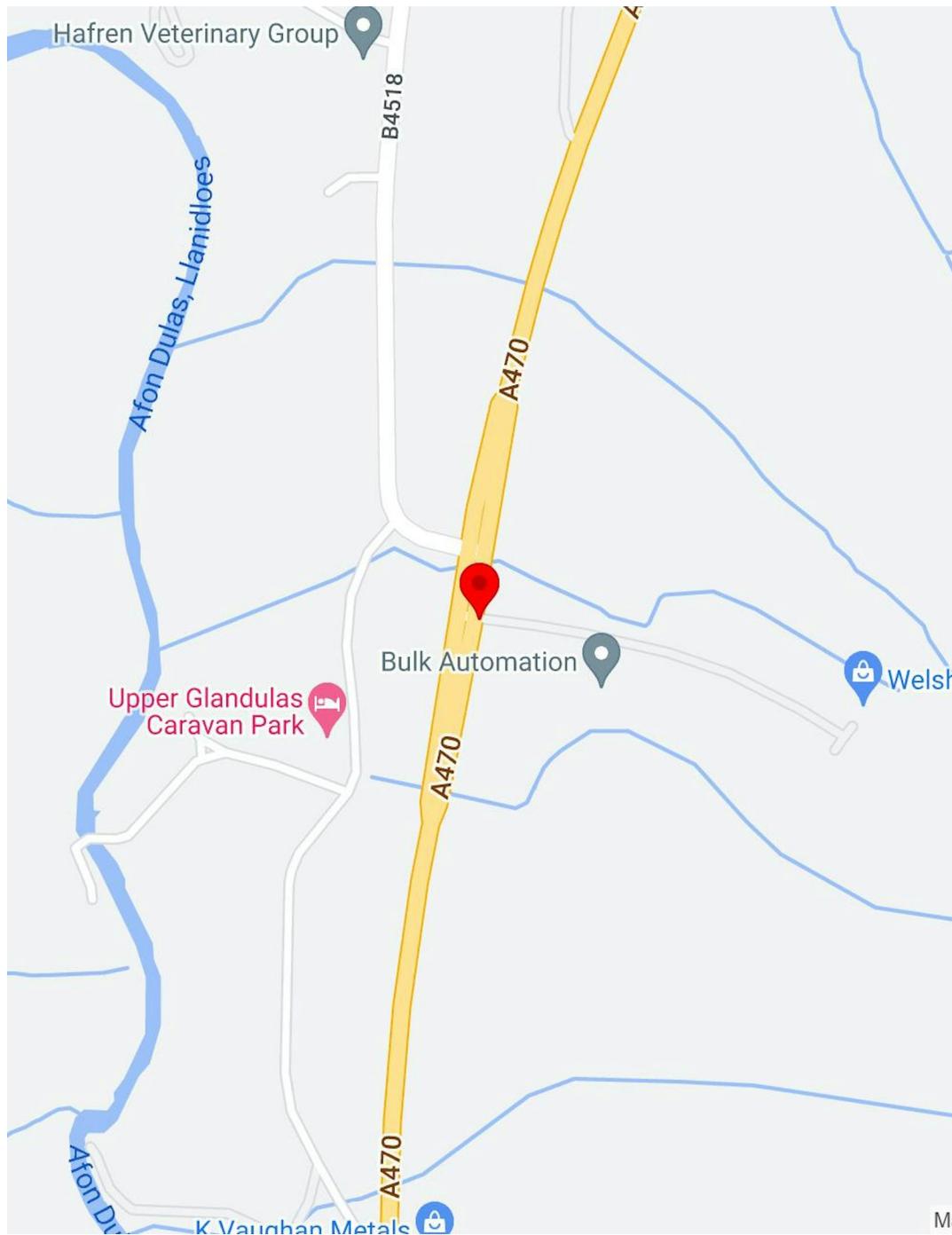
- Detached commercial unit
- Total Gross Internal Floor Area 5,300 ft sq (492.34 m sq)
- Benefitting from allocated car parking
- Forming part of established commercial estate
- Edge of the town location
- Suitable for a variety of commercial uses



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01743 450 700



LOCATION

The commercial unit forms part of the established commercial estate known as Parc Hafren Industrial Estate that is located on the southern edge of the town of Llanidloes with the industrial estate being accessed directly off the A470. The commercial unit enjoys good connectivity and is located within proximity of all local amenities.

Llanidloes is an established market town located on the A470 and B4518. The population of the town in 2011 was 2,929. The town has a secondary school called Llanidloes High School. The town is located approximately 15 miles from Newtown and approximately 27 miles from Welshpool.

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DESCRIPTION

The property provides a detached commercial unit that provides a Total Gross Internal Floor Area of approximately 5,300 ft sq (492.34 m sq).

The unit is arranged to provide offices, welfare facilities and warehouse/workshop space. The unit would lend itself to a variety of commercial uses and is of traditional steel framed construction with a minimum eaves height of 3.5metres.

The elevations are clad in brick to a height of 2.2 m, with glazing and insulated cladding above. There is an extensive area of hardstanding to the front of the unit which could be utilised as a yard and provides car parking.



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TENURE - FOR SALE/TO LET

The unit is available to let on flexible lease terms on Tenants Full Repairing and Insuring terms, subject to service charge provisions. Further details are available from the letting agents upon request. There will be rent reviews at 3 yearly intervals.

The property is offered for sale freehold with benefit of vacant possession. The property is held under the ownership of Title Number CYM352255.

PLANNING

Prospective tenants should rely on their own enquiries. The property is understood to benefit from planning for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of alternative uses.

SERVICES

(Not tested at the time of inspection)
Mains water, electricity and drainage are understood to be connected to the unit.

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VAT

Applicable. We understand that the property is elected for VAT. Therefore VAT will be paid on the rent and service charge

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £14,750
Rates Payable: £7,360.25 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

D (97)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise **IMPORTANT NOTICE** Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority. Generated on 23/01/2026



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