



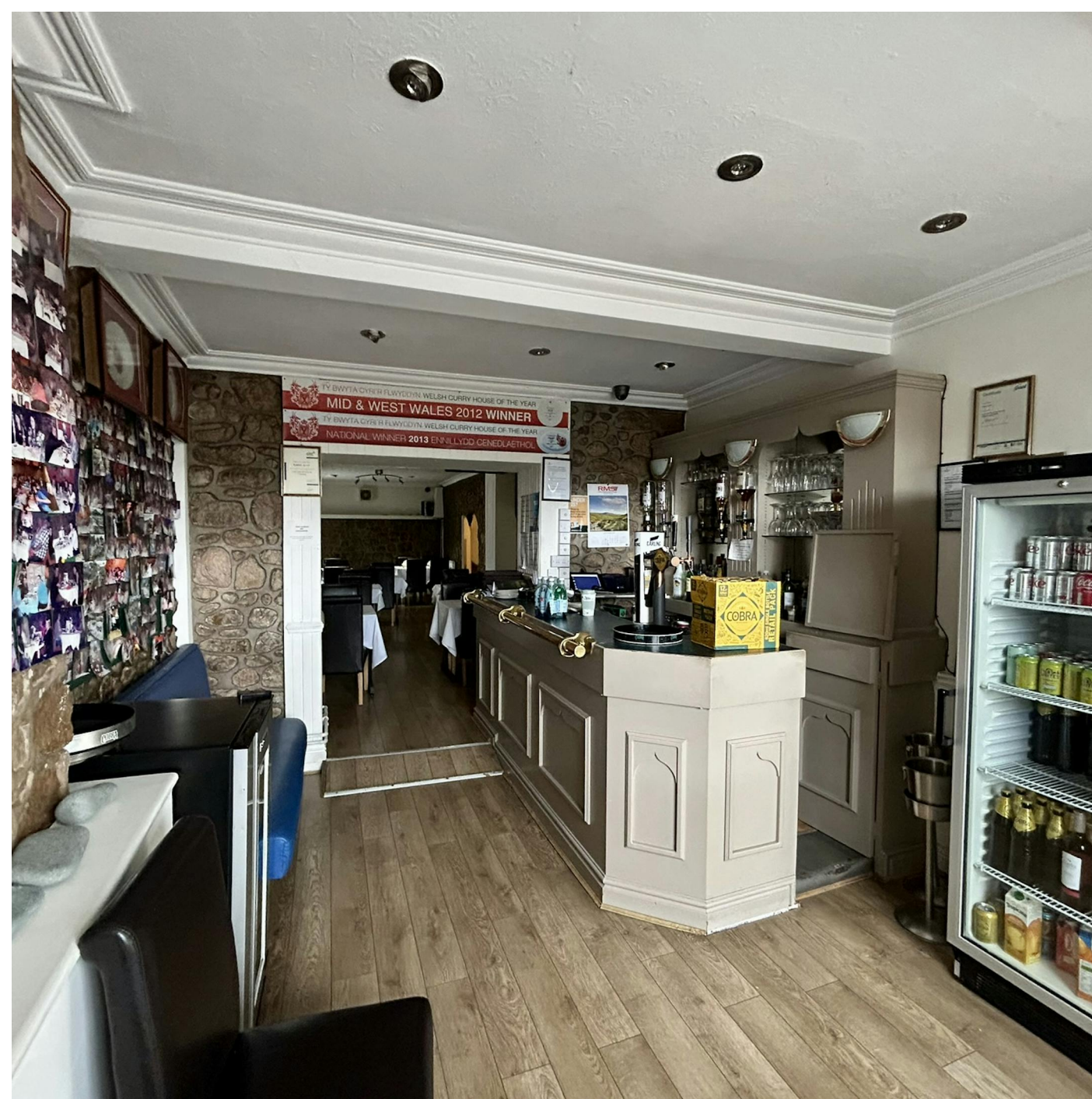
FOR SALE - INVESTMENT
ASHFIELD HOUSE, LLANYMYNECH, SY22 6ER

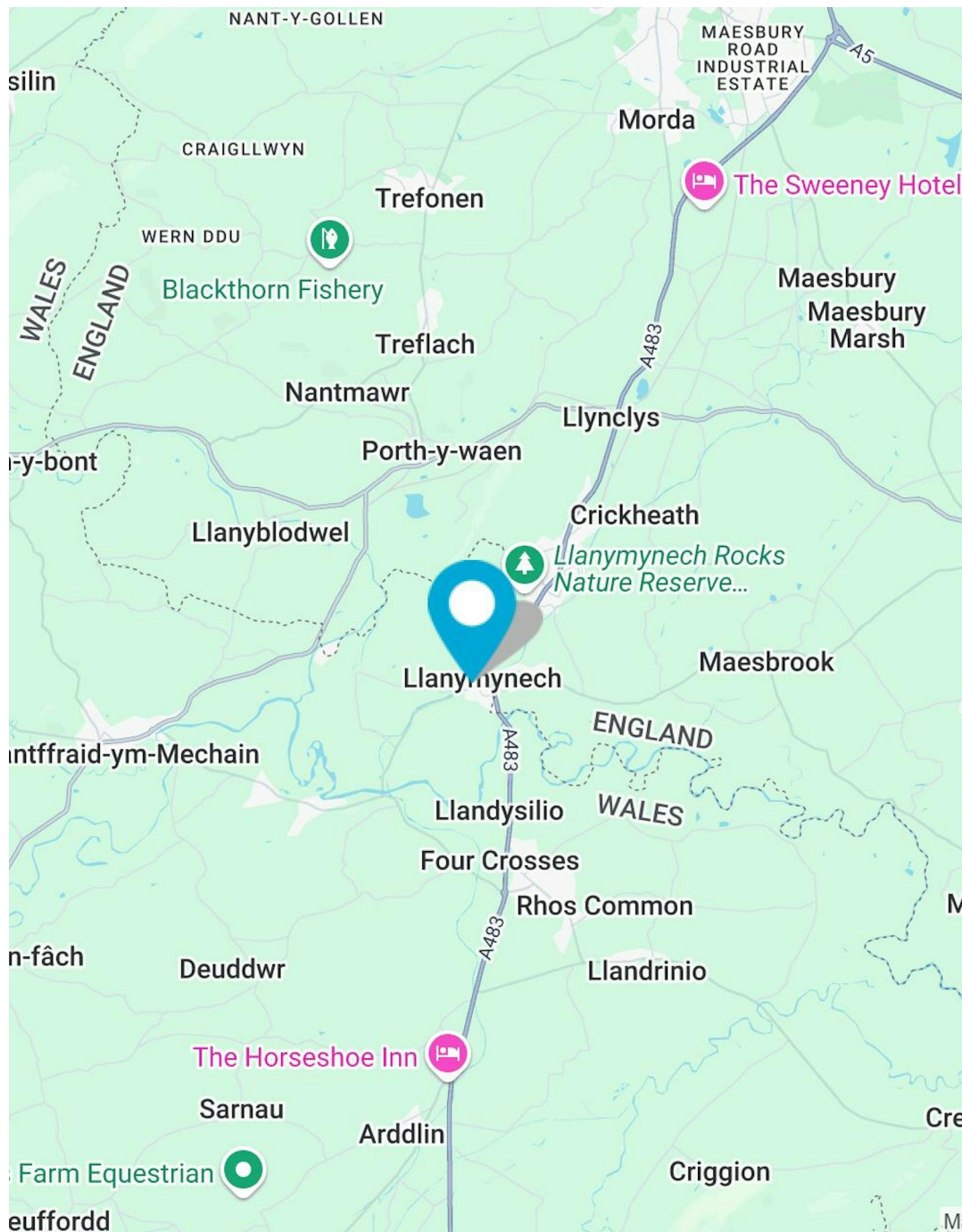
PRICE

- Offers in the region of £150,000 showing a Net Initial Yield of 7.31% after normal purchasers costs

KEY POINTS

- Total Net Internal Floor Area - 2483 sq ft
- Net Initial Yield of 7.31% after normal purchasers costs





LOCATION

The property is prominently located in the centre of the border village of Llanymynech. The Grade II listed property is located in the established village centre with neighbouring properties of Village Pantry Café, The Dolphin and Cross Keys Hotel.

Llanymynech is a village and former civil parish straddling the border between Powys, Wales, and Shropshire, England, about 9 miles (14 km) north of the Welsh town of Welshpool. The name is Welsh for "Llan of the Monks". The village is on the banks of the River Vyrnwy, and the Montgomery Canal passes through it.

ACCOMMODATION

DESCRIPTION

Ground Floor
First Floor - Flat
Second Floor - Flat
Total

SQ FT

1,286
718
479
2,483

SQ M

119.47
66.70
44.50
230.67



DESCRIPTION

The property comprises of a single storey restaurant with a three-bedroom flat above. The property provides a rental yield of 7.31% after usual allowing for normal purchaser's costs.

The ground floor restaurant provides a Total Gross Internal Floor Area of approximately 1,286 ft sq (119.5 m sq), with the residential accommodation providing a Total Gross Internal Floor Area of approximately 1,197 ft sq (111.21 m sq)





TENURE

The property is for sale on a Freehold basis and is held under Title Number CYM415167. The property will be sold with vacant possession subject to the current tenancies.

LEASE DETAILS

The property is let as following:-

Term: Six years from 28th January 2021
Rent: £11,180 per annum
Comments: Tenants Full Repairing and Insuring Terms (subject to service charge provisions)

PLANNING

Interested parties should make their own enquiries. The property is understood to benefit from planning for retail use falling within Use Class E. It is understood that the building is Grade II listed

SERVICES

(Not tested at the time of our inspection.)
We understand that mains water drainage and electricity are connected to the property.

LOCAL AUTHORITY

Powys County Council
Spa Road East
Llandrinod Wells
Powys
LD1 5LG

ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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VAT

Applicable. The property is understood to be elected for VAT and therefore VAT will be charged on the sale price. The sale of the property subject to the agreement of terms can potentially proceed as a TOGC (Transfer As a Going Concern).

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £3,650
Rates Payable: £2,051.30 per annum May be eligible to small business rates relief

LEGAL COSTS

Each party to bear their own costs

EPC

C (59)

CONTACT

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

SIMON CULLUP-SMITH

01743 450700

simon.cullupsmith@halls.gb.com



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ASHFIELD HOUSE, LLANMYNECH, SY22 6ER
2,483 SQ FT

01743 450 700

