



33 High Street Superior, Brecon, LD3 7AN

INVESTMENT SALE

Well located retail investment in the heart of Brecon town centre.

Property has the benefit of A2 planning consent.

In close proximity to the £6M refurbished former library site.

Low passing rent of £9,000.

Offers in excess of £115,000.

LOCATION

Brecon is an affluent and vibrant market town set within the heart of the Bannau Brycheiniog (Brecon Beacons) National Park. The town acts as a key service and employment centre for Mid Wales, benefiting from a strong local catchment and substantial tourist footfall. Its strategic location at the intersection of the A40 and A470 provides excellent connectivity to South Wales, the Midlands and the national motorway network via the M4.

Brecon is recognised as the principal shopping and service destination for central Powys, benefiting from a broad retail catchment and significant tourist expenditure. The town centre comprises a strong mix of independent retailers, national operators, cafés and leisure uses, together with the popular Market Hall and Bethel Square Shopping Centre, providing consistent footfall throughout the year. There are good car parking facilities in the town centre, providing easy access to the property.

DESCRIPTION

Situated on High St Superior, on a short pedestrianised area, the property is next door to Peacocks with other national retailers close by including Lloyds Bank, Santander, Savers and Costa Coffee.

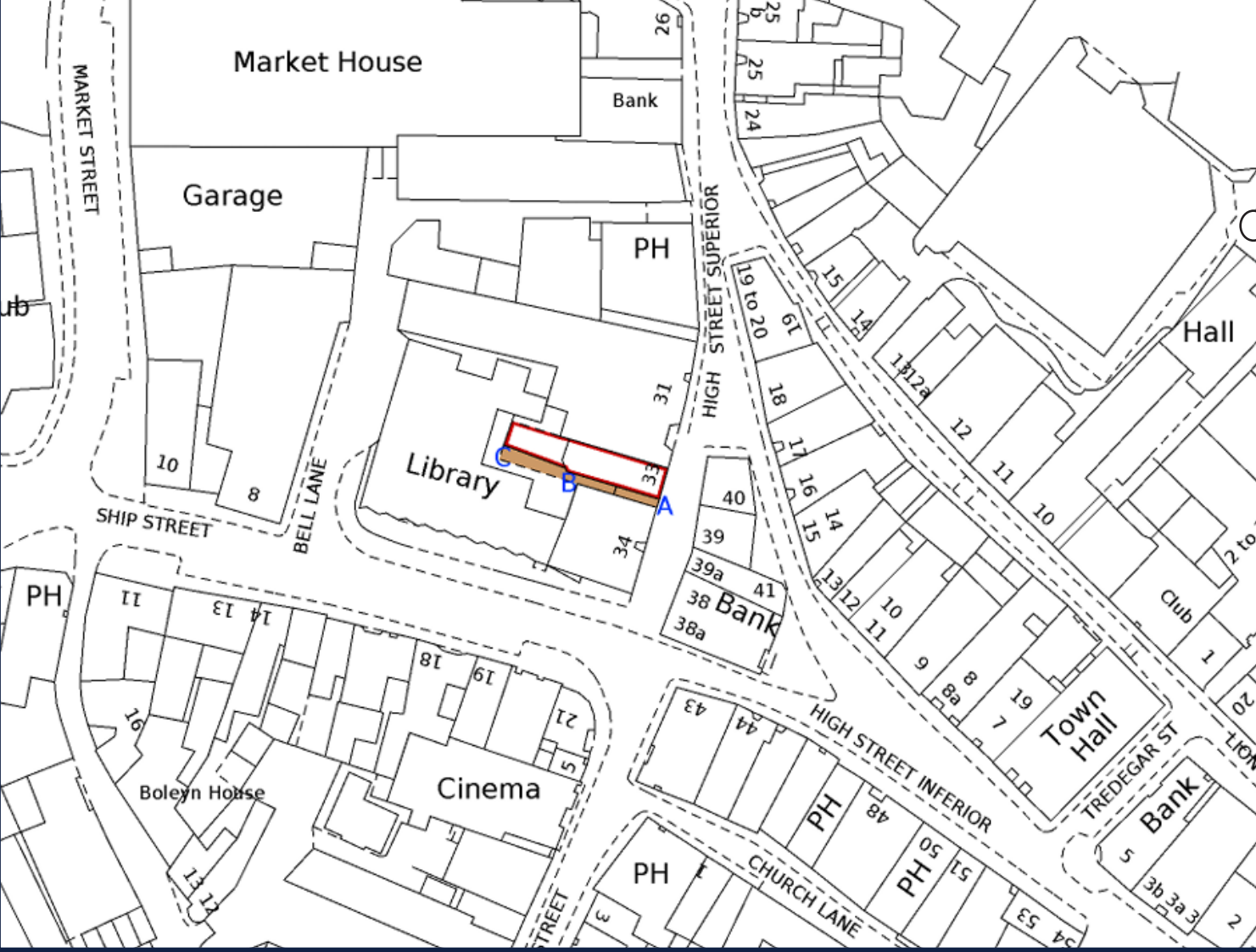
The property is also adjacent to the town’s former library which has been refurbished and converted by Neath & Port Talbot College. The £6M project has transformed the Grade II Listed Building into a vibrant and multi functional learning space plus 4 start up business units.

The property affords ground floor retail and office areas, previously used as an Estate Agents with upper floor storage areas. To the rear is a small partially enclosed yard/seating area.

Accommodation

Ground Floor Retail (ZA)	209 sq.ft
Ground Floor Office	391 sq.ft
1st Floor Stores	170 sq.ft
Total GF area	770 sq.ft

The property has the benefit of A2 planning consent.





TENURE

Freehold - Title number WA749722.

LEASE

The property is let by virtue of a 10 yr lease dated 27/3/2020 to Russell Baldwin & Bright (Property) company number 02054169 subsequently underlet to James Wilkinson from 23/2/26 to 24/3/2030.

The passing rent is £9,000pa.

BUSINESS RATES

The property has a rateable value of £5,900.

VAT

The property is not elected for VAT.

ANTI-MONEY LAUNDERING

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.



PROPOSAL

Offers are sought in excess of **£115,000** for the freehold interest.

CONTACT

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