



## 4 Station Road, Ystradgynlais, Swansea, SA9 1NT

A1 Retail unit occupying prominent road frontage

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	296.11 sq ft / 27.51 sq m
<b>Rent</b>	£5,500 per annum
<b>Rates Payable</b>	£1,902.80 per annum
<b>Rateable Value</b>	£3,350
<b>EPC Rating</b>	C

### Key Points

- Town centre location
- Ground floor retail unit
- Toilet
- A1 Class Use

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Rateable Value	£3,350
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

## Description

The property comprises a ground floor retail unit suitable to A1 Class use.

Accommodation comprises a sales area with double glazed glass frontage, with an open play layout and integrated serving counter. The sales area is also supported by ancillary accommodation comprising of a w.c facilities.

## Location

The subject premises is located along the primary retail area and main thoroughfare, fronting Commercial Street within the popular town of Ystradgynlais.

Ystradgynlais is a town and community in southern Powys, situated in the upper Swansea Valley, approximately 15 miles northeast of Swansea and 18 miles southwest of Brecon. The town benefits from good road communications via the A4067, which provides direct access to Swansea and the M4 Motorway (J45), located approximately 16 miles to the south.

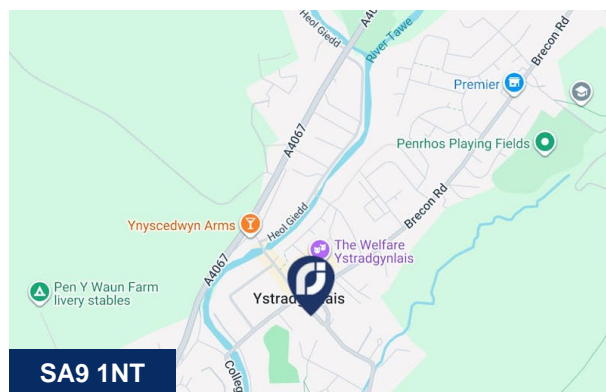
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Zone A	206.78	19.21
Ground - Retail Zone B	40.68	3.78
Ground - Toilets	48.65	4.52
<b>Total</b>	<b>296.11</b>	<b>27.51</b>

## Terms

Available by way of a new lease for a term of years to be agreed.



## Viewing & Further Information



**James Smale-Davies**

07792504174

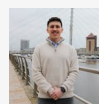
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