



## 19-20 High Street

Brecon, LD3 7AL

### Attractive Grade II Listed Freehold Property To Let/For Sale Vacant Possession

**3,480 sq ft**  
(323.30 sq m)

- Development Opportunity; Possible Conversion to Residential on Upper Floors
- In an Excellent Position in Town Centre with Notable Occupiers Nearby being Specsavers, NatWest and a Mix of Local Occupiers
- Dual Access from High Street and Lion Street
- Available Due to Relocation
- REDUCED PRICE

# 19-20 High Street, Brecon, LD3 7AL

## Summary

Available Size	3,480 sq ft
Rent	£19,500 per annum
Price	£290,000
Rates Payable	£10,678 per annum
Rateable Value	£19,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	879	81.66
1st - Floor Sales	853	79.25
2nd - Floor - Staff Room/Kitchenette/Stores	803	74.60
Basement	659	61.22
3rd - Attic	286	26.57
<b>Total</b>	<b>3,480</b>	<b>323.30</b>

## Description

The property comprises a five storey building over ground, first, second, basement (and attic) floors. The shop has access for customers via two separate entrances on the High Street. Access to the upper floors is provided via Lion Street. The ground and first floor provide the sales area, the upper floors house storage space, WCs and kitchenette. The property benefits from A1 Use, however, other uses will be considered subject to planning.

## Location

The property is located in Brecon Town Centre, an affluent and quaint market town in the County of Powys, with links to both the A40 and A470. The property is prominently situated on the High Street with nearby occupiers including Santander, Specsavers, Peacocks, NatWest and Savers. A mix of local A1-A3 occupiers are nearby.

## Terms

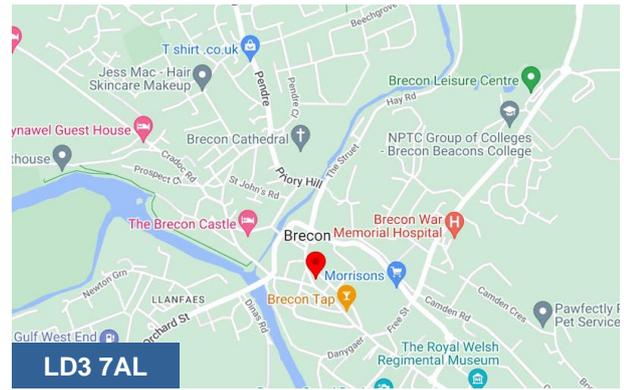
The property is available to buy freehold with vacant possession at a reduced price of £290,000. The property is available to let as a whole at a quoting rent of £19,500 pax. The landlord may consider letting part of the building.

## Anti-Money Laundering Regulations

The Purchaser will be required to satisfy the Vendor and their Agents regarding the source of funds used to complete the transaction plus providing identification where necessary.

## Viewings

By appointment via sole agents Cooke & Arkwright.



## Viewing & Further Information



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