

CLOVELLY, HIGH STREET, LLANDRINDOD WELLS



Ground Floor and Basement Offices / Retail, Clovelly, High Street, Llandrindod Wells LD1 6AG

Impressive town centre office / retail unit with double fronted shop front entrances available **TO LET**

Ground floor - 115.57 sq m (1,244 sq ft) plus basement 134.36 sq m (1,446 sq ft) net internal floor area

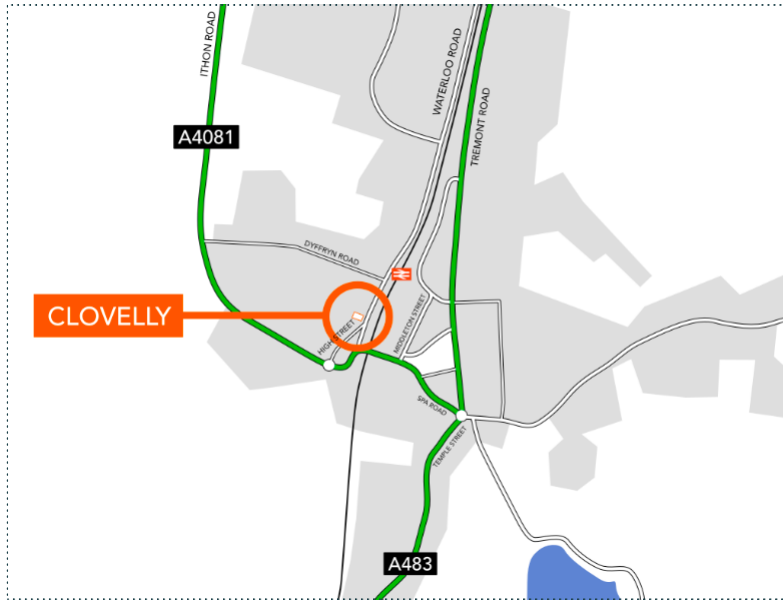
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LOCATION

Llandrindod Wells is well located for serving the mid-Wales region and is home to many public sector organisations including County Hall where Powys County Council have their main offices.

Clovelly is an impressive, prominent Victorian building in a convenient and accessible location in the centre of Llandrindod Wells - a short walk from the town's park gardens and close to Middleton Street's shops and amenities. The property is also a close to the town's railway station providing connection to the Heart of Wales railway line.

There is on street parking adjacent and a pay and display car park directly opposite.



DESCRIPTION

Clovelly was comprehensively refurbished about 10 years ago while retaining many of the building's original features. At this time, the ground floor, originally a retail unit, was converted to office use.

The accommodation provides modern office space arranged over ground floor and basement with excellent natural light and finished to a high standard. Light wells provide natural light to the basement areas.

The offices have suspended ceilings with VDU compatible lighting and power and data points are provided through the accommodation. Floors have a carpet tiled covering.

There are separate male and female / disabled WC facilities and a staff room on the ground floor.

SERVICES

Mains electricity, gas, water and mains drainage are connected. Heating is provided by a gas fired central heating system with radiators throughout.

FLOOR AREAS

The property has a total net internal floor area of approximately **249.93 sq m (2,690 sq ft)** made up as follows:

	sq m	sq ft
Ground Floor		
Offices	111.36	1,199
Staff Room	4.21	45
Basement		
Offices	130.51	1,405
Store	3.85	41

BUSINESS RATES

The property has a Rateable Value of £8,200 in the 2023 Rating List. Qualifying tenants may be eligible for small business rates relief. Prospective tenants should verify with the local billing authority.

VAT

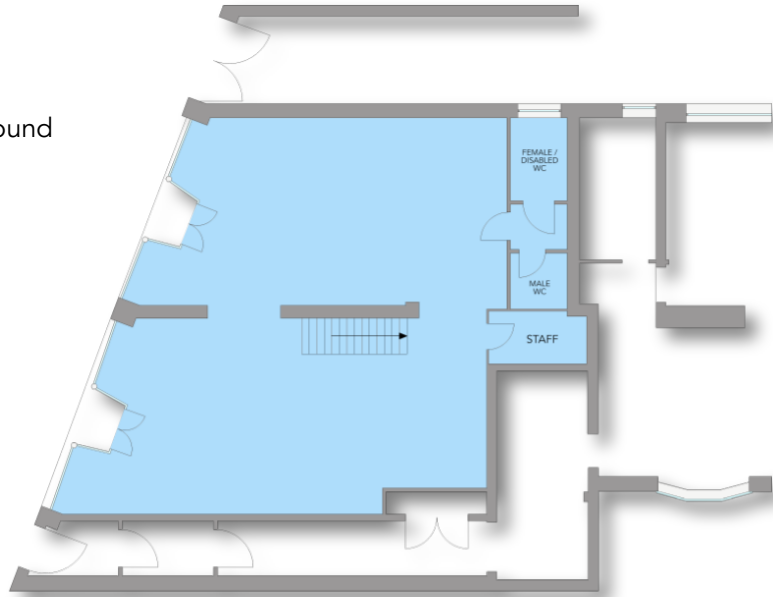
No VAT is payable on the rent.

EPC

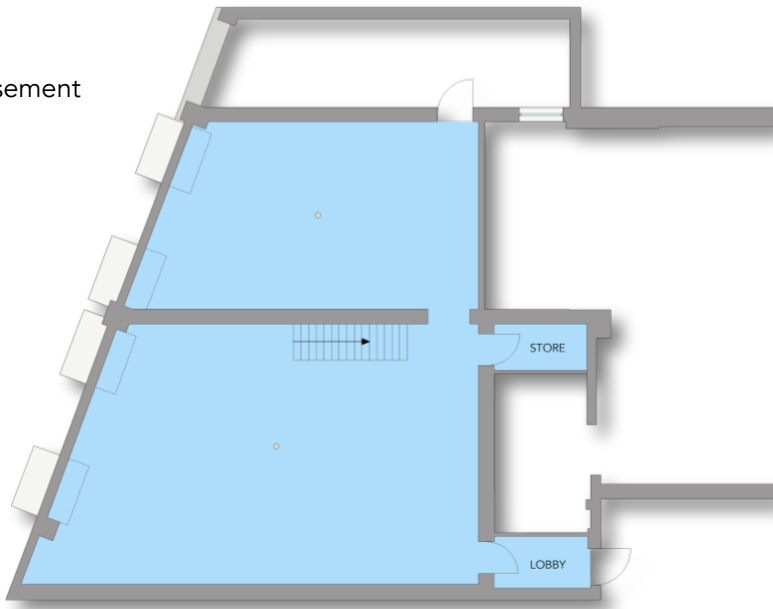
Energy Performance Rating is C (69). The full certificate and recommendations can be provided on request.



Ground



Basement



FLOOR PLANS FOR ILLUSTRATION PURPOSES ONLY

ASBESTOS

It is the responsibility of the owner or tenant of the property and anyone who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012. The detection of asbestos and asbestos-related compounds is beyond the scope of the letting agents and accordingly we recommend you obtain advice from a specialist source.

TERMS

A new lease on internal repairing and insuring terms at a stepped rent of £8,000 in year 1, £10,000 in year 2 and £12,000 in year 3 for a minimum three year term.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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TESCO

RAILWAY STATION

METROPOLE HOTEL

MIDDLETON STREET

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Important Notice: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.