

The Herb Garden, 5 Spa Centre, Station Crescent,
Llandrindod Wells, LD1 5BB **Guide Price £60,000**

A successful well established business located in an excellent trading position in the town of Llandrindod Wells. Currently trading as a daytime cafe with great scope for extended hours. EPC - C.



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The Herb Garden is a successful and reputable business located in a prime location in Llandrindod Wells retail/commercial street.

The cafe is a fully licensed premises comfortably offering up to 50 internal covers with 24 externally to the front.

The cafe currently offers a general cafe menu with scope for extended hours to offer weekends and evening meals. The current owners offer external catering, and this also has scope for developing further.

The current owners have been trading for approximately 10 years and established a strong quality business.

The current lease is in place until July 2027. We are informed the landlord is keen to extend.

The property is situated Llandrindod Wells town centre which offers all amenities expected including supermarkets, local shops and businesses, primary and secondary schools, leisure facilities, golf course, hotels, boating lake as well as rail links on the Swansea to Shrewsbury line. The whole of Mid Wales is noted for its area of natural beauty, wild flora and fauna, renowned amongst the walking, fishing and riding fraternity.

The area comprises a combination of national chains and businesses and independently owned shops and benefits all year-round from the trade generated by Llandrindod Wells' position at the centre of the surrounding rural community. In addition, the town has long been recognised as a stopping-off point for people travelling between North and South Wales as well as holiday makers staying in the area. Business is also generated by the large numbers of people who visit the Royal Welsh Showground a short drive away for a diverse range of events throughout the year.

The property comprises the following accommodation (measurements are provided for identification only):

The leasehold property has existing A3 use and comprises of a large dining area, main service counter, staff and customer W.C's, kitchen and storeroom. To the front is a small dining area under a Victorian styled canopy with access directly from the main retail/commercial street. (Please note, this area is occupied by permission of adjacent property owner).

At present, the business trades from 10.00am - 4.00pm Monday - Friday, thus giving scope for hours to be extended to evenings and weekends to increase turnover if purchaser wishes.

As well as transfer of the lease, the purchase price will include an extensive range of good quality fixtures and fittings.

All stock will be sold as valued by independent valuers at the time of transfer.

Trading & Rental Information - Recent years trading figures to include gross turnover and rental details are available from the agents upon request.

Dining Room/Sales Counter - 37'9" x 25'3" (11.5m x 7.7m) - To include large glazed windows and door to front, fitted sales counters and food display areas, part timbered walls, wall lighting, openings to kitchen and door to;

W.C - 8'10" x 4'7" (2.7m x 1.4m) - With W.C, wash basin, tiled splashbacks, changing counter, grab rails and extractor fan.

Preparation Kitchen - 22' x 8'2" (6.7m x 2.5m) - With fitted stainless steel counters, integrated wash basin with water heater, freestanding counters, Smeg oven, fridge, microwaves and shelving.

Back Kitchen - 15'9" x 10'2" (4.8m x 3.1m) - With fitted twin bowl stainless steel sink, stainless steel shelving, tiled splashbacks and fridge/freezers.

Pantry - 14'1" x 4'11" (4.3m x 1.5m) - With fitted shelving.

Staff W.C - 6'3" x 5'11" (1.9m x 1.8m) - With W.C, wash basin, tiled walls, water heater and Belfast style sink.

Store

Outside - The current business owners occupy an external seating area to the front and have parking to the rear with permission of adjacent property owner.

SERVICES: We are informed that the property is connected to mains gas, electric, water & drainage.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

BUSINESS RATES:

TENURE: We are informed that the property is of leasehold Tenure.

DIRECTIONS: From our office proceed down Station Crescent, cross Middleton Street and turn left under the canopy. The Herb Garden can be found on your right hand side.

VIEWING: By appointment through selling agents - McCartneys LLP: 01597 823300

McCartney's Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

Details Last Updated: Tuesday, 24 June 2025

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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