

Now Available With or Without 5 Wheat Street at Reduced Price



**RETAIL UNIT FOR SALE**

## **21 Ship Street & 5 Wheat Street Brecon LD3 9AD**

Ground and first floor retail unit, total 1,286 sq.ft sales area  
Additional ground floor retail unit let as investment  
Situating in a busy and prominent town centre location  
Substantial, freehold corner property

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**07723 923770**



## LOCATION

The property is situated on the corner of Ship Street and Wheat Street in Brecon, close to the main prime retailing area in town and enjoys high levels of visibility.

There is a good mix of national and independent retailers in the immediate area including Savers, Lloyds TSB, Peacocks, Santander, Costa Coffee, Clinton Cards, Little Nicholls, Clarks Toys and Gibb Sports.

## DESCRIPTION

The property is a corner unit arranged on ground and first floors under a flat roof with curved display glazing to ground floor level. There is also a large basement storage area.

The property also includes 5 Wheat Street, which is a ground floor lock-up retail unit let to Brecon Nails on a 2 year tenancy.

## FLOOR AREAS / ACCOMMODATION

The unit has the following approximate net internal floor areas:

Ground floor Sales	664 sq.ft	(61.72 m <sup>2</sup> )
First floor Sales	622 sq.ft	(57.80 m <sup>2</sup> )
First floor Ancillary	194 sq.ft	(18.03 m <sup>2</sup> )
Basement Storage	664 sq.ft	(61.72 m <sup>2</sup> )

## TENURE

The freehold interest is available with vacant possession of all parts except ground floor of 5 Wheat Street, which is let to Brecon Nails at a rental of £355.33 per calendar month (£4,263.96 pa) inclusive of rates. Further details on request.

## PRICE

Offers invited in region of £250,000 for the whole or alternatively, offers in the region of £225,000 excluding 5 Wheat Street.

## PLANNING

The property benefits from A1 retail consent. We recommend all interested parties undertake their own enquiries.

## SERVICES

We understand the property is connected to mains water, drainage and electricity. Partial heating is provided by electric storage heaters. We have not tested any of the installations and prospective purchasers should satisfy themselves as to the state and condition of such.

## RATEABLE VALUE

21 Ship Street has a Rateable Value of £11,000 in the 2017 Rating List. We recommend all interested parties undertake their own enquiries.

## VAT

We are advised that no VAT will be payable on the purchase price.

## LEGAL COSTS

Each party to bear its own legal costs.

## EPC

Available on request.

## VIEWING & FURTHER INFORMATION

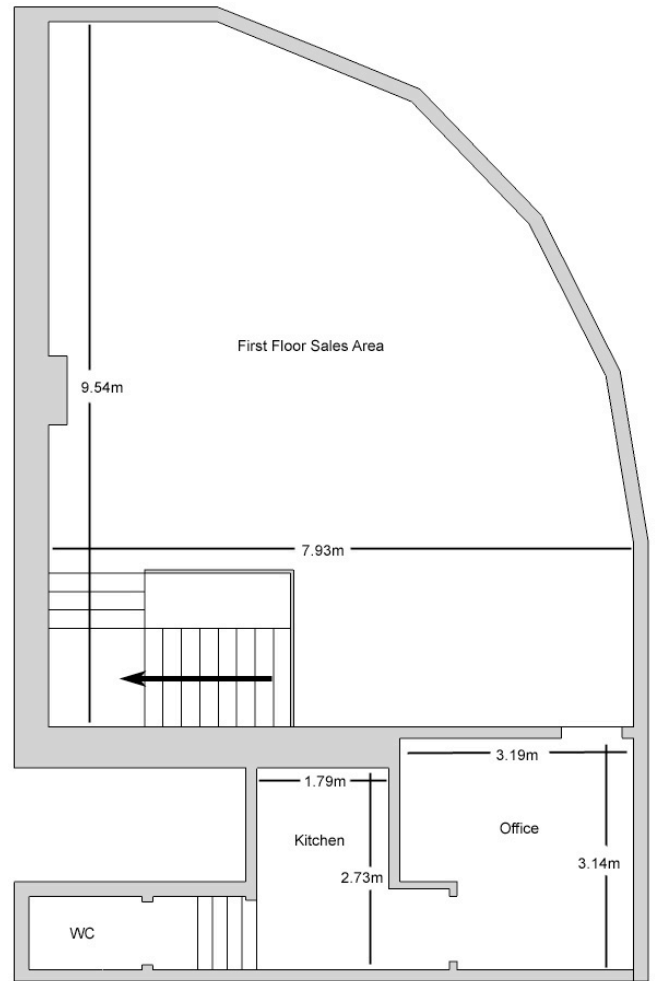
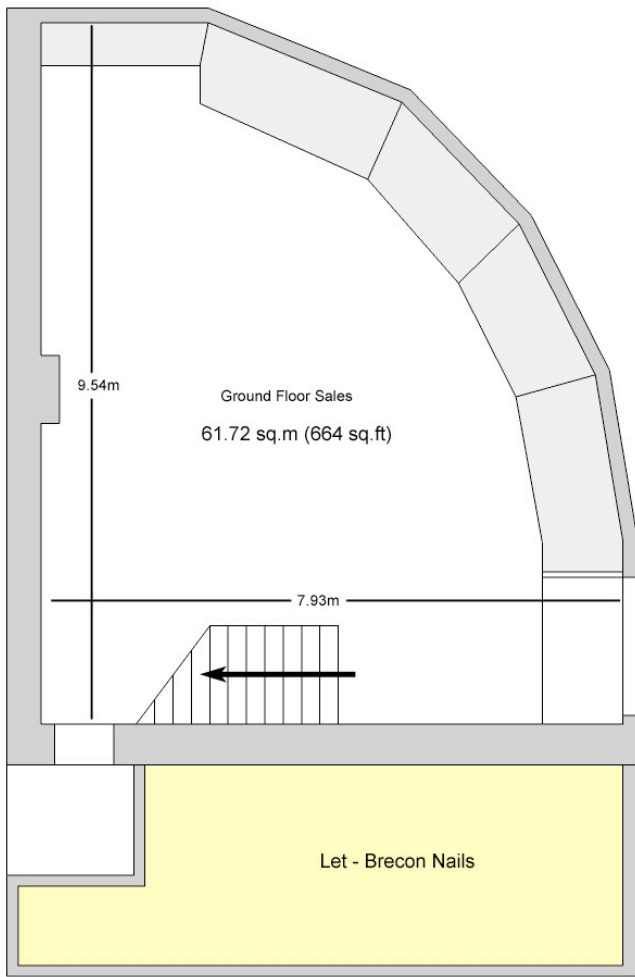
Viewing by appointment through sole agents:

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## SUBJECT TO CONTRACT

**INDICATIVE LAYOUT PLANS** (FOR ILLUSTRATIVE PURPOSES ONLY)



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