



MORRIS
MARSHALL
POOLE

Unit At Llanbrynmair

Llanbrynmair, Powys, SY19 7AA

Rent: £13,500 per annum

An opportunity to acquire a light industrial unit extending to just over 3000 sqft. The unit is conveniently located in the village of Llanbrynmair, with direct access onto the A470, with excellent connections to North, South and throughout Mid Wales. The unit will benefit from private parking and gated access from the roadside. The property is available for immediate occupation, with flexible lease terms available. The unit would make an excellent workshop or storage unit.

The unit comprises of a large workshop/store, with large sliding door to the front of the unit, giving plenty of height for the operation of machinery. Fuel tanks are located in the top right hand corner of the unit, and a number of electrical sockets are situated throughout. A cloakroom with WC and wash basin, as a timber built store form part of the property. The unit benefits from a kitchenette, with fitted units, laminate worktops and inset sink with draining board.

Outside – private parking adjoining the unit will be available. Boundary to be agreed between the landlord and tenant.

- Industrial unit extending to approximately 3000sqft
- Excellent location adjoining the A470
- Perfect use as a workshop or light industrial unit
- Flexible lease terms
- Edge of village location
- EPC D (83) Exp 19.1.2036

RENT

£13,500 per annum payable monthly in advance.

LEASE TERMS

Full repairing and insuring lease. Flexible lease terms available with a preference for a three year initial lease.

RATES AND OUTGOINGS

A proportion of the sites business rates to be agreed.

SERVICES Mains electricity, water and drainage.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.

Flooding from Sea –risk less than 0.1% chance each year.

Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Commercial Energy efficiency rating: D (83)

Expires: 19.1.2036

VIEWING

By prior arrangement with the Agents.

DIRECTIONS

What3words: sock.slimy.grad

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase/lease you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

Ref: 2026/C Unit at Llanbrynmair HE 06/26



