



16 Bethel Square Shopping Centre Brecon, LD3 7JP

TO LET

SHOPPING CENTRE RETAIL UNIT
Ground Floor - 550 ft² (51 m²)

- + Established retail location
- + High footfall area
- + A1 use

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property occupies a central location in Brecon, which is an historic market town in Powys having a population of 7,101 people (2001 census). Brecon is located some 15 miles north of Merthyr Tydfil with access directly onto the A470.

The subject property is located within the Bethel Square Shopping Centre close to all amenities and public car parking. Retailers in close proximity to the property include Boots, Greggs and W.H. Smith.

DESCRIPTION

The self contained unit is situated in the middle of the shopping centre over ground and first floors.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	550 ft ²		(51.00 m ²)
First Floor Ancillary	366 ft ²		(34.00 m ²)

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

CAR PARKING

There is a pay and display car park adjacent to the shopping centre.

SERVICE CHARGE

There is a service charge payable for the repair and maintenance of the common parts. Further details on request.

RENT

£14,000 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £12,750. We understand that the rates payable for year ending March 2019 is **£6,553.50**.

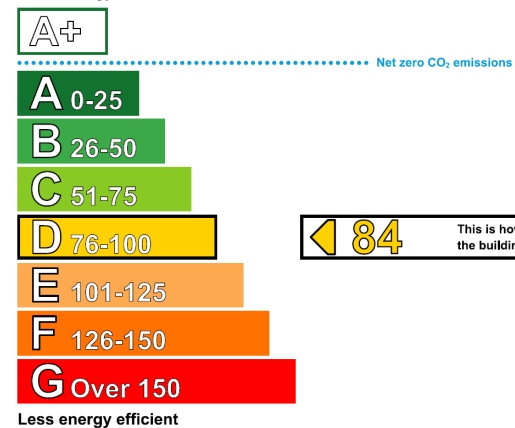
Interested parties should rely on their own enquiries with the Local Authority.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

More energy efficient

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



August 2018

16 Bethel Square Shopping Centre
Brecon, LD3 7JP

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