

Brecon- 26 High Street, Powys LD3 7LE

Freehold Vacant Retail & Residential Investment With Development Opportunity



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





Investment Consideration:

- Purchase price: £260,000
- Comprises large ground floor retail unit with storage space at basement level with separate side access to a Self-Contained Upper Part on the first and second floor.
- Planning granted for 4 x 1-bedroom flats on the first and second floor.
- VAT is applicable to this property.
- Total area size 534.5 sq m (5,775 sq ft)
- Great location on the busy High Street in Brecon.
- Occupiers close by include Lloyds Bank and Santander, amongst many others.



Tenancies and accommodation:

Property	Accommodation		Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 26 High Street (Ground Floor/ Basement)	Ground Floor: Shop	108 sq m (1,162 sq ft)	Vacant			
	Basement: Storage	215 sq m (2,314 sq ft)				
No. 26 High Street (Ground/First/ Second Floor)	Ground/First Floor:	112.8 sq m (1,223 sq ft)	Vacant			
	Second Floor:	98.7 sq m (1,076 sq ft)				

Total:



Property Description:

A corner building comprising a Ground Floor Shop and Basement with separate side access to a Self-Contained Upper Part on the first and second floors, which benefits from planning approval for four 1-bed flats. Planning reference 13/10034/FUL for Brecon Beacons National Park Authority.

In addition, the shop also benefits from separate side access and an enclosed yard at basement level.

The property provides the following accommodation and dimensions.

Commercial Unit:

Ground Floor: 108 sq m (1,162 sq ft)

Basement: 215 sq m (2,314 sq ft)

Upper Parts:

Ground/First Floor: 112.8 sq m (1,223 sq ft)

Second Floor: 98.7 sq m (1,076 sq ft)

Total: 534.5 sq m (5,775 sq ft)

Tenancy:

The retail shop and first/second floor flat are at present vacant.





Location:

The property is situated on the west side of High Street at its junction with Castle Street, next to Market Hall in the town centre of Brecon, close to the Brecon Beacons National Park. Brecon is a market and minster town in Powys, mid-Wales. Brecon is located near where the east-west A40 (Monmouth-Carmarthen-Fishguard) meets the north-south A470 (Cardiff-Merthyr Tydfil-Llandudno). The property is located on the busy High Street in Brecon. Occupiers close by include Lloyds Bank, Santander, amongst many more.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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