

FOR SALE
ALL ENQUIRIES

COMMERCIAL INVESTMENT



PRICE:
OFFERS IN THE
REGION OF
£340,000
(Exclusive)

COMMERCIAL INVESTMENT WITH POTENTIAL RE-DEVELOPMENT POTENTIAL IN BUILTH WELLS TOWN CENTRE

CROWN BUILDINGS, 11 BROAD STREET, BUILTH WELLS, LD2 3AE

- Prominent town centre location
- Potential residential conversion to the upper floors
- Lease term to Barclays Bank runs to April 2030 with a tenant break at April 2025
- Passing rent of £19,650
- Large car park at the rear of the property
- Total Net Internal Floor Area of 5,583 sq ft (518.7 sq m)

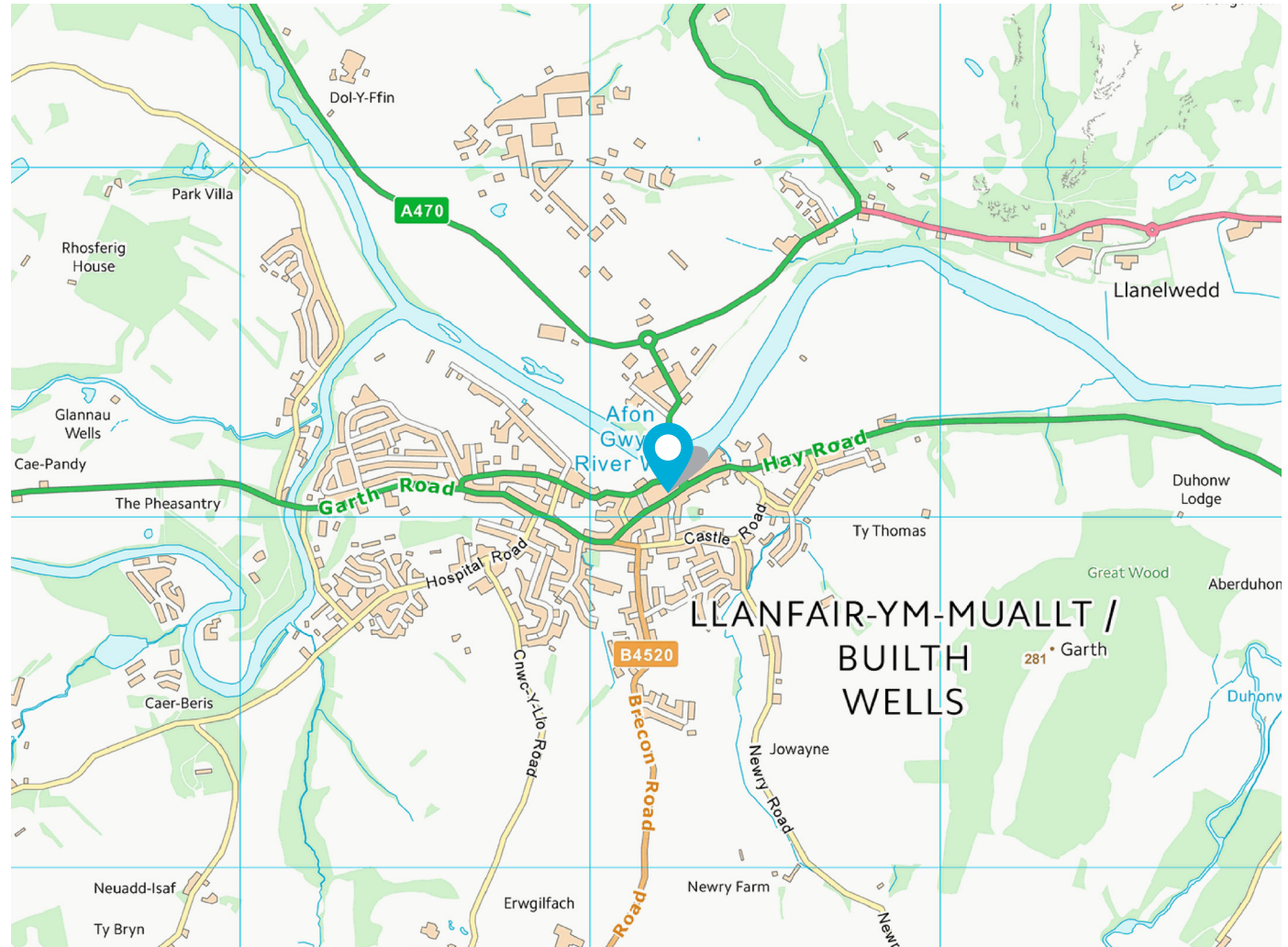
SUMMARY

- Prominently located in Builth Wells Town Centre
- Lease term to Barclays Bank runs to April 2030 with a tenant break at April 2025
- Extensively fitted out retail unit by the tenant occupier
- Total net internal floor area of 5,583 sq ft (518.7 sq m)
- Potential re- development potential
- Potential for a variety of uses subject to necessary planning consents

LOCATION

The property is located in Builth Wells, a rural town in the county of Powys with a population of 2,568 inhabitants. The town is situated 40 miles to the west of Hereford, 60 miles to the south west of Shrewsbury and 64 miles to the north of Cardiff. The property is positioned on Broad Street in the town centre which is one of the main streets in the town. The rear car park to the property backs onto the A483 which acts as the principal road through the town and acts as an important transient route across Mid-Wales.

Builth Wells is home to the Royal Welsh Showground, which functions as an important conference centre, hosting over 400 events in 2017, including the Annual Royal Welsh Show held in July that attracts over 200,000 visitors, which significantly enhances the profile of the area.





DESCRIPTION

The building is of brick construction and provides accommodation arranged over 4 floors extending in total to approximately 5,583 sq ft (518.7 sq m).

The property contains a self-contained ground floor retail unit with storage/ facilities and a meeting room to the lower ground floor along with a large car park at the rear which provides parking for 12 vehicles including disabled parking.

The first and second floors are currently being let as office accommodation separately accessed off Broad street. The offices are accessed via a communal staircase and have shared WC facilities on each floor along with kitchen points in each office. There is a service charge in place for the communal and externals of the building. The building is part slate roofing with a flat roof section at the rear of the property.

The property is owned under title number CYM323078

ACCOMMODATION

(All measurements approximate)

	MSQ	SQFT
RETAIL		
GROUND FLOOR	266.8	2,872
LOWER GROUND FLOOR	122.29	1,316
Two Toilets		
FIRST FLOOR OFFICE	64.8	697.5
SECOND FLOOR	64.8	697.5

TENURE

The property is of freehold tenure held under title number CYM323078 .

The property is offered for sale subject to the leases as follows:

Demise	Tenant	Lease Details	Title Number	Landlord and Tenant Act 1954
Ground and Lower Ground Floor	Barclays Bank PLC (Company Number 1026167)	A 20 year lease from April 2010 with a break at the anniversary of the 15th year of the lease on FRI terms subject to a service charge. Rent reviews at the anniversary of April 2015,2020 and 2025.	Leasehold Title Number CYM491094	Inside
First Floor	Vacant			
Second Floor	Andrew Jones	A 3 year lease from 1st August 2019 on FRI terms by way of a service charge. The tenant has a break at 25th July 2021	N/A	Outside sections 24-28 of the Landlord and Tenant Act



RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we understand as follows:

GROUND AND LOWER GROUND FLOOR

Rateable Value 2020/2021 £19,250

Rates Payable 2020/2021 £9,606

FIRST FLOOR

Rateable Value 2020/2021 £4,150

Rates Payable 2020/2021 £2,071

SECOND FLOOR

Rateable Value 2020/2021 £3,200

Rates Payable 2020/2021 £1,597

Interested parties are to rely on their own enquiries to the local authority

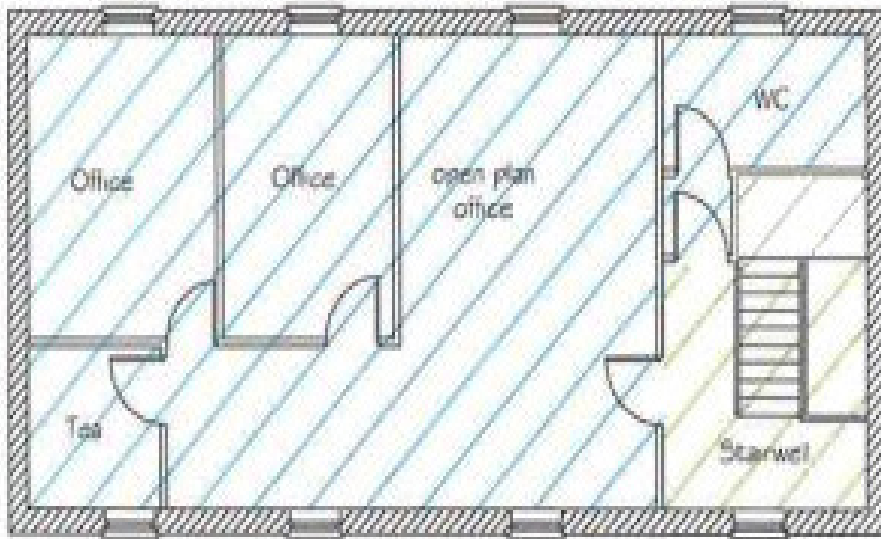
EPC

Ground and Lower Ground Floor In the process of preparation

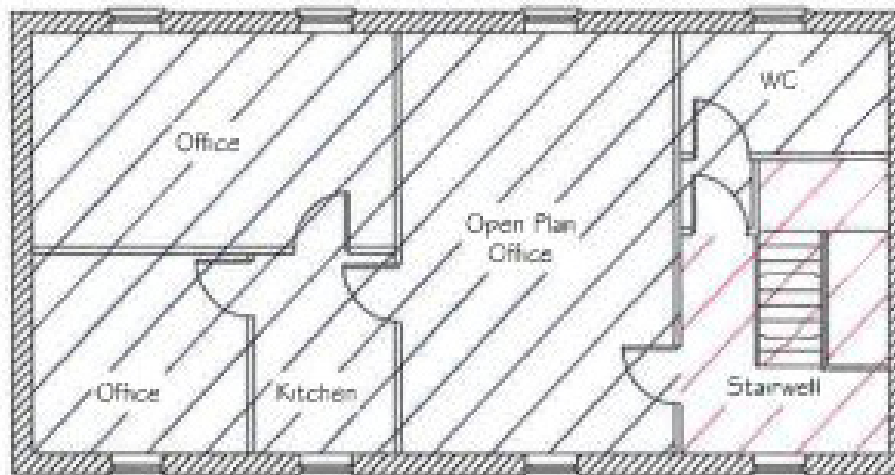
First and Second Floor D (87)

LEGAL COSTS

Each party to be responsible for their own legal costs in respect of the sale of the property.



FIRST FLOOR



SECOND FLOOR

SERVICES

The retail property benefits from mains water, electricity and drainage. Heating is via a heating cooling system. The first and second floor are on shared water and gas supplies which are paid for via the service charge, each office is separately metered for electricity.

PRICE

Offers in the region of £340,000 (Exclusive)

VAT

The property is understood not to be elected for VAT.

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells,
Powys, LD1 5LG



VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing, please contact :

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