



**TO LET - COMMERCIAL YARD WITH ADDITIONAL AGRICULTURAL LAND**

**COMMERCIAL YARD AND FIELDS AT PONT Y LAN, LLANBRYNMAIR, POWYS, SY19 7DR**

# KEY POINTS

# 8

ACRES

TOTAL SITE AREA



COMMERCIAL YARD AND  
AGRICULTURAL LAND

COMMERCIAL YARD  
AVAILABLE  
SEPARATELY  
FROM THE  
AGRICULTURAL LAND

ALL MEASUREMENTS ARE APPROXIMATE




# £6,000

PER ANNUM


(EXCLUSIVE)

James Evans

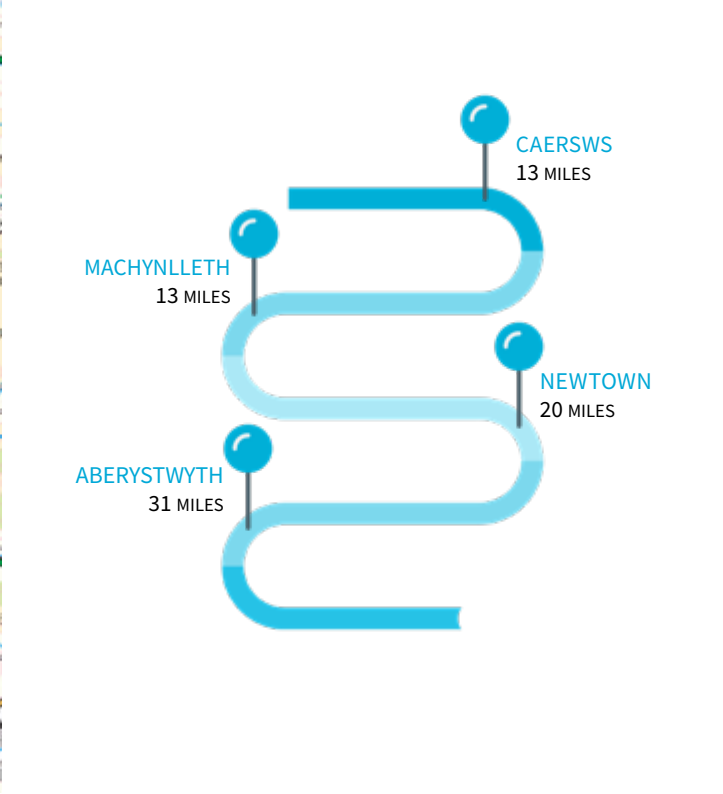
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## LOCATION

The property is located approximately 1.6 miles south west of the village of Llanbrynmair just off the B4518 and within 1.3 miles of the A470/A489.

The property is located in a rural area but benefiting from good connectivity to the A470/A489 (Between Caersws and Machynlleth).

The village of Llanbrynmair has the majority of local amenities. The property is located approximately 13 miles north west of Caersws and approximately 13 miles east of Machynlleth.



POTENTIAL USE  
AS A  
CARAVAN  
STORAGE SITE

SUBJECT TO PLANNING

# DESCRIPTION

The property comprises of a commercial yard area, that is hardcorded and until recently has been used as a builders yard, and agricultural land. The commercial yard can be let separately from the agricultural land, further details from the letting agents upon request.

There is within the commercial yard the use of 2 portacabins, approximately 32 ft by 10 ft each, which are housed within an open sided commercial structure that is of steel portal framework under a dual pitched profile steel roof structure.

The commercial yard, edged in blue, and agricultural land, edged in green, provide a Total Site Area of approximately 8 acres (3.24 hectares) when combined.

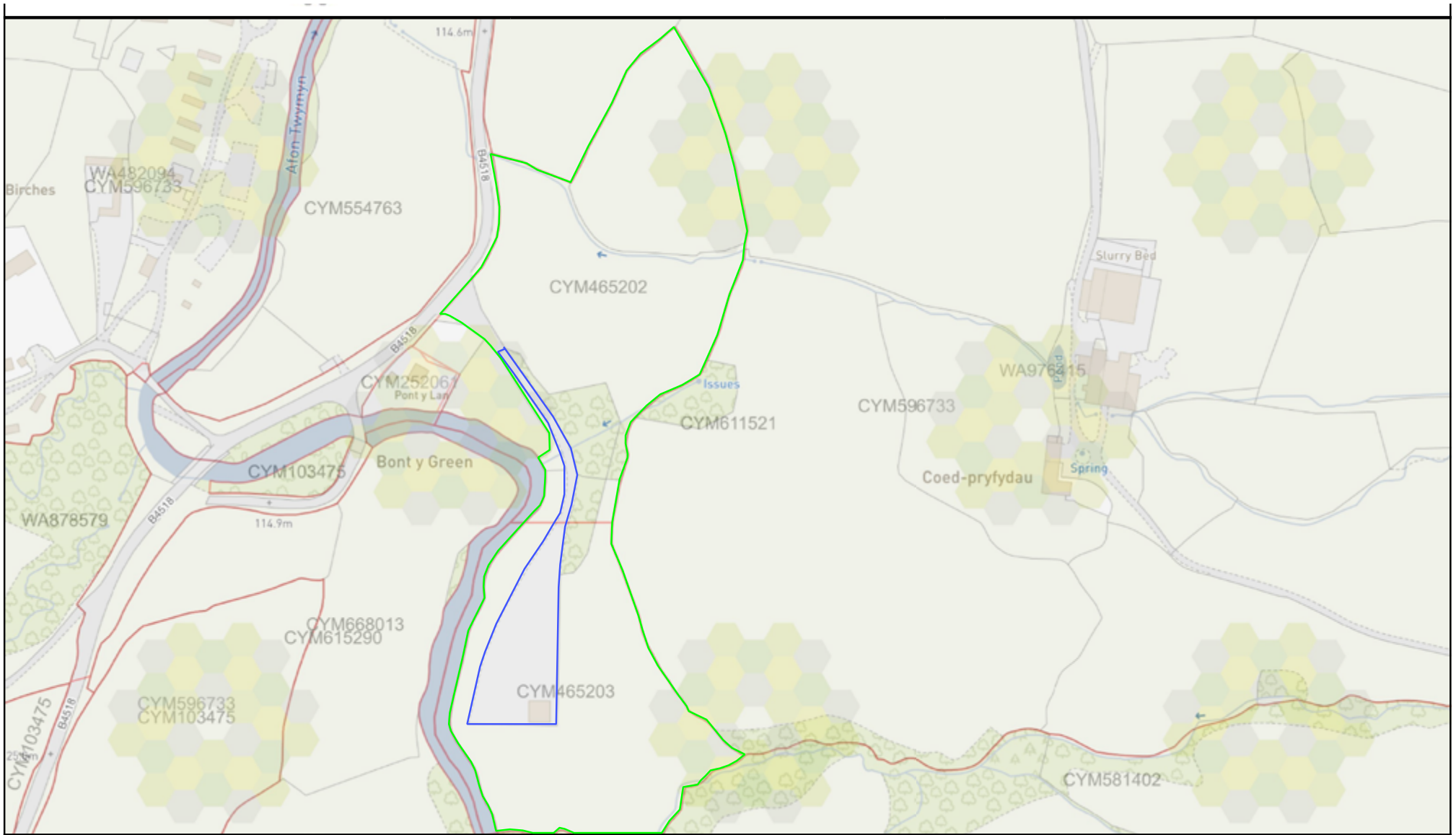
The property would lend itself to a variety of commercial uses including as a builders yard and caravan storage.

# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	ACRES	HECTARES
<b>TOTAL SITE AREA</b>	8	3.24





0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

## TENURE

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Terms with rent reviews at 3 yearly intervals. The lease will be granted outside the Landlord and Tenant Act 1954 Part 2.

## PLANNING

Prospective tenants should make their own enquiries.

We understand that the commercial part of the property has established use as a yard for storage of materials and machinery with two portacabins for use as office/workshop space. The rest of the property has agricultural consent.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.

## VAT

The property is understood not to be elected for VAT.

## SERVICES

(Not tested at the time of our inspection.)

Mains water, electricity and fibre broadband are understood to be connected to the property. There is understood to be a private drainage system.

## RENT

£6,000 (Six thousand pounds) (Exclusive) per annum payable quarterly in advance by standing order.


## RATES & EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBA	TBA	NOT REQUIRED

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

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

[Commercial Department](#)

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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