



**TO LET - COMMERCIAL UNIT**

**UNIT 7, PARC HAFREN INDUSTRIAL ESTATE, LLANIDLOES, POWYS, SY18 6RB**

# KEY POINTS

# 5,300

SQ FT

TOTAL GROSS INTERNAL AREA



COMMERCIAL UNIT

ESTABLISHED  
INDUSTRIAL  
ESTATE

ALL MEASUREMENTS ARE APPROXIMATE




# £26,500

PER ANNUM


(EXCLUSIVE)


James Evans

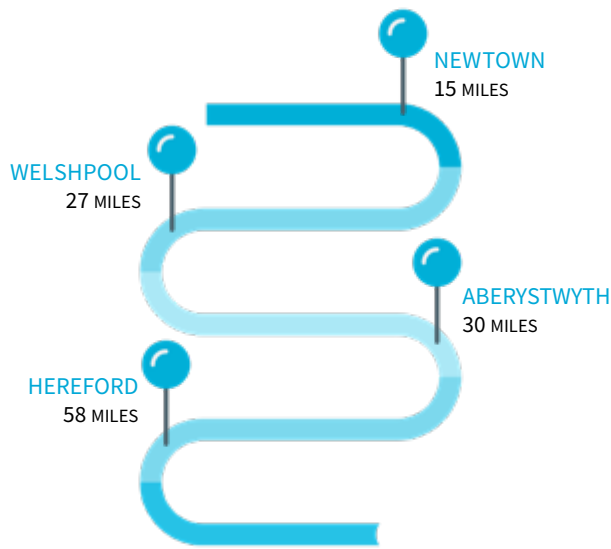
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# LOCATION

The commercial unit forms part of the established commercial estate known as Parc Hafren Industrial Estate that is located on the southern edge of the town of Llanidloes with the industrial estate being accessed directly off the A470. The commercial unit enjoys good connectivity and is located within proximity of all local amenities.

Llanidloes is an established market town located on the A470 and B4518. The population of the town in 2011 was 2,929. The town has a secondary school called Llanidloes High School. The town is located approximately 15 miles from Newtown and approximately 27 miles from Welshpool.



LLANIDLOES  
POPULATION

2,197

2021 CENSUS





## DESCRIPTION

The property provides a detached commercial unit that provides a Total Gross Internal Floor Area of approximately 5,300 ft sq (492.34 m sq). The unit is arranged to provide offices, welfare facilities and warehouse/workshop space. The unit would lend itself to a variety of commercial uses and is of traditional steel framed construction with a minimum eaves height of 3.5metres. The elevations are clad in brick to a height of 2.2 m, with glazing and insulated cladding above. There is an extensive area of hardstanding to the front of the unit which could be utilised as a yard and provides car parking.

## ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
<b>TOTAL GROSS INTERNAL AREA</b>	492.34	5,300

## TENURE

The unit is available to let on flexible lease terms on Tenants Full Repairing and Insuring terms, subject to service charge provisions. Further details are available from the letting agents upon request. There will be rent reviews at 3 yearly intervals.

## PLANNING

Prospective tenants should rely on their own enquiries.

The property is understood to benefit from planning for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of alternative uses.

## LEGAL COSTS

Each property is to be responsible for their own legal costs associated with the letting

## SERVICES

(Not tested at the time of our inspection.)

Mains water, electricity and drainage are understood to be connected to the unit.

## RENT

£26,500 per annum (Exclusive)

## VAT

We understand that the property is elected for VAT. Therefore VAT will be paid on the rent and service charge.

## RATES & EPC

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


RATEABLE VALUE	RATES PAYABLE	EPC
£14,750	£7,360	D (97)

RATES

EPC

## LOCAL AUTHORITY

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


 01597 827460

[POWYS COUNCIL WEBSITE](#)

## VIEWING

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

[Commercial Department](#)

 01743 450 700

[commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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