

# FOR SALE

31 - 32 High Street, Brecon, Powys, LD3 7AP

# £600,000

plus VAT



**FOR SALE**  
Freehold Retail &  
Office Investment  
CALL ENQUIRIES  
LCP

PEACOCKS

- Centre of the market town of Brecon
- Busy area ensures a steady flow of footfall
- Convenient parking facilities
- Easy access via bus and train routes

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# A GREAT PLACE TO SHOP

Town centre location with occupiers nearby including; Coffee #1, Costa, Lloyds Bank, Trespass, Savers, amongst many others

Comprises large ground floor shop let to Peacocks with two storey office above let to local solicitors



Town Centre location



Freehold opportunity

## Tenancy Schedule

Unit	Occupied/Vacant	Sq.ft	Lease Start	Lease Expiry	Break Date	Rent Review	Passing Rent (£)
31 High Street (1st / 2nd floor offices)	Solicitors	1,962	13/09/23	12/09/28		13/09/23	10,000.00
31 - 32 High Street - Ground Floor	Peacocks	9,128	01/11/21	31/10/26	01/11/24		50,000.00
<b>TOTAL</b>		11,090					60,000.00



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# PROMINENT RETAIL LOCATION

## Location - LD3 7AP

This property boasts a prominent location in the town center, establishing itself as a focal point for diverse offerings. Enjoying convenient access to key transportation routes, including easy connections to major junctions, it ensures swift travel to neighboring areas like Brecon, Hay-on-Wye, and Talgarth. This strategic positioning positions LD3 7AP as a central hub, catering to both businesses and customers in the dynamic surroundings of the postcode area.

## PURCHASE PRICE

£600,000

## GROSS INITIAL YIELD

10.00%

## RENTAL INCOME

£60,000 p.a

## RATES

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

\*Potential occupiers to make own enquiries to clarify accuracy of data

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## SERVICES

The unit has electricity connected.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

We understand that the property has a Class E planning consent.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

\*VAT is applicable to this property



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