



TO LET

First Floor Retail Showroom / Office Temple Street, Llandrindod Wells LD1 5HU

Prominent, landmark building in town centre suitable for a variety of retail, showroom or office use (subject to planning)

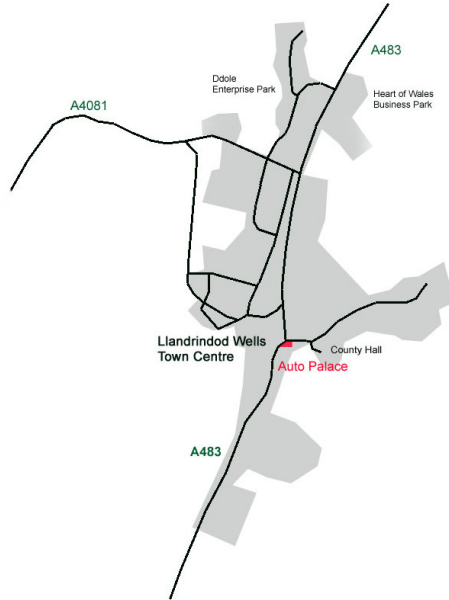
Net internal area of approximately 3,159 sq.ft (293 m²)

LOCATION

Llandrindod Wells is the county town of Powys and home to the administrative offices of Powys County Council. It is located approximately 8 miles north of Builth Wells and 26 miles south of Newtown. The town is well connected to the road network by the A483 and A4081.

The Automobile Palace is located in the town centre just off the A483 within walking distance from the shops at Middleton Street.

Other occupiers in the building include the National Cycle Museum, Powys County Council, Mid Wales Trunk Road Agency, the Job Centre and a number of independent traders.



DESCRIPTION

The property comprises a first floor retail showroom / office space within a prominent, landmark Listed art-deco building dating from 1909. The accommodation is accessed via shared entrance with stone steps off the pavement.

There are large display windows to the front and side elevations. Internally, the space is open plan with stripped pine floor boards, exposed timber ceiling and fluorescent lighting.

Shared toilet facilities are provided off the communal entrance hall.

Externally, there is a car park for the sole use of occupiers and visitors of the Auto Palace.

ACCOMMODATION

The unit comprises a net internal floor area of approximately **3,159 sq.ft (293 m²)**.

SERVICES

- Heating provided by ceiling mounted electric fan heaters
- Fluorescent lighting
- Shared toilet facilities

TERMS

The unit is available by way of a new, flexible lease to suit occupiers' requirements at a quoting rental of £16,500 per annum.

RATES

The property has a rateable value of £7,400.

VIEWING & FURTHER INFORMATION

Viewing arranged strictly by appointment with sole agents:

Stuart Hogg Property Consultants
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