



Old Swan Shop, West Street, Rhayader, Powys, LD6 5AB

Located in the centre of the popular tourist and market town of Rhayader, the first town on the River Wye, near the Elan Valley in beautiful Mid Wales, is this charming building offering an exciting commercial opportunity. Restored and refurbished to a high standard, this Grade II characterful property offers opportunity for a variety of businesses to flourish.

The building is timber framed and while there is a datestone of 1683 on the building that includes the Old Swan Shop, it is very probable that the property dates from the late 16th century, if not earlier.

Situated in an excellent trading position on the crossroads of the main north-south road in Wales (A470) and the main road from the Midlands to the coast (A44) viewing is a must.

£95,000 Price
Freehold

Rhayader Sales
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ACCOMMODATION comprises:

History

The Old Swan Shop is a delightful property offering prospective purchasers with a delightful commercial building having an unrivalled trading position in the bustling market town of Rhayader, the first town on the River Wye.

The building was previously a public house. The 'Old Swan Inn' ceased trading as an inn during the 1860s, and it was used in later years as a hardware shop, a saddlers, a butcher's shop and tourist information centre among other uses.

Front Retail Space

4.90m x 3.28m (16'1" x 10'9")

Having excellent visibility to all four roads the retail space has original flagstone and quarry tiled floors, exposed wall and ceiling timbers, exposed and painted stonework and brickwork and an original brick fireplace (not currently in use).

There is a large window to the front having a deep sill for display. An additional window and glazed entrance door are to the side. There are spotlights, a Yale intruder alarm and a thermostatic electric wall heater.

Hallway

With original quarry tiled floor and ceiling hooks, recessed lighting. A pitch pine balustraded staircase, with cupboard underneath, rises to the First Floor.

Rear Room

7.01m x 2.26m (23 x 7'5)

Original black range with firegrate and side oven, exposed brickwork and original pine surround and with built-in pine cupboards to the side. Original iron rails and hooks, recessed lighting, shelving. Thermostatic electric wall heater. Sash window and pedestrian door to rear.

FIRST FLOOR

Galleried Landing

5.74m x 1.19m (18'10 x 3'11)

Exposed floorboards and wall timbers. Access-hatch to roof space

Front Room

3.51m x 3.25m (11'6 x 10'8)

Exposed oak floorboards, wall and ceiling timbers. Window to front overlooking the town clock and war memorial. Thermostatic electric wall heater.

Kitchenette

2.06m x 1.19m (6'9 x 3'11)

Matching base unit with worktop over and

having inlaid sink with mixer tap. The room is open to the eaves and has exposed wall and ceiling timbers, exposed stonework, roof window and spotlights. Exposed floorboards.

WC

Exposed stonework, wall timbers and floorboards. Low level wc suite, wall hung wash hand basin, extractor fan. Recessed lighting.

Rear Room

4.04m x 2.29m (13'3 x 7'6)

Exposed floorboards. Sash window to rear. Thermostatic electric wall heater. Internal window to Landing

Renovation Works

The property has recently undergone an extensive refurbishment that has been undertaken to a high standard and in compliance with the requirements of its Grade II listed status. This has included reroofing with stone tiles over some replacement timbers. It has also had new lead work throughout with full insulation to the loft spaces.

In addition to the installation of electric stoneceramic thermostatically controlled heating the property has had new plumbing,



the oak flooring has been renovated and new plasterwork has been applied as appropriate.

Outside

The property is accessed directly from the pavement in the centre of the bustling town of Rhayader. There is also rear access to the rear of the property.

Services

Mains electricity, water and drainage.

Business Rates

We are advised that the rateable value for the property is £1bc. This is not the amount you will pay. The rateable value is used to calculate your rates bill. Please note that the property may qualify for relief from Business Rates. For more information please visit www.powys.gov.uk and www.voa.gov.uk.

Planning Matters

Class of Use: We are advised that the current planning class for the property is 'A1'. Grade II Listed: The property is Grade II listed. Please visit www.cadw.gov.wales for further information.

Conservation Area: The property is located within Rhayader's Conservation Area. Please visit www.powys.gov.uk for further information.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley and has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively. The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west.

The west Wales coast and university town of Aberystwyth is 34 miles distant. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

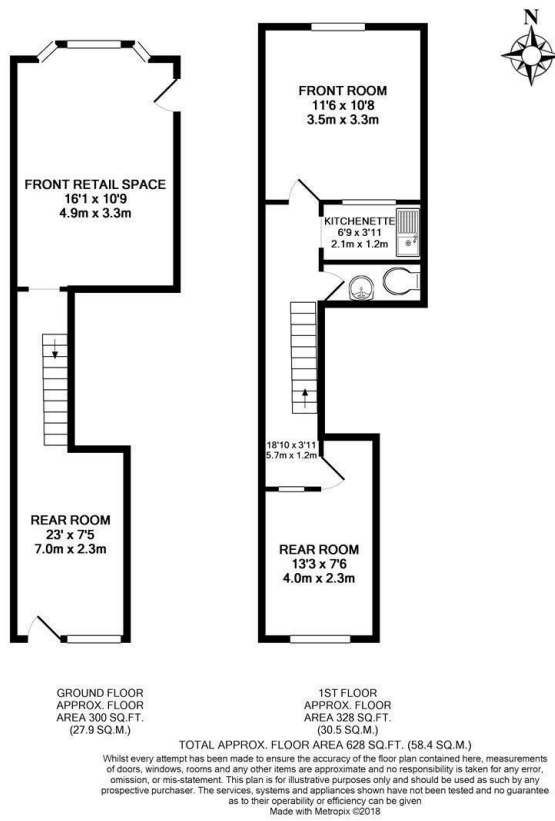
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill.

DMCC Reference

DRAFT 0306925626



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