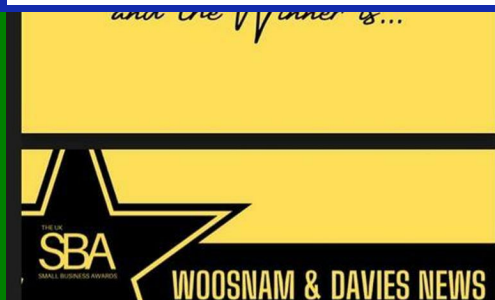




TO LET



40-41, Longbridge Street, Llanidloes, Powys, SY18 6EF

Occupying an EXCELLENT TRADING POSITION in the ever popular tourist and market town of Llanidloes in the heart of the Cambrian Mountains is this fabulous business opportunity.

Prospective tenants have the option of taking over the current business of newsagents (national lottery, card shop, 'Re-fill Shop' (a growing market segment) and having mentorship by the current owner for an initial period; or they can acquire the property to start a new business venture in the spacious and flexible accommodation.

This is a rare and superb opportunity to expand an existing business in to a thriving retail space or to open a new business. For further information, please contact Clare Evans & Co.

£600 Per month

Rhayader Sales

4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457

E: sales@clareevansandco.co.uk



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		



Background

Currently trading as Woosnam and Davies, this newsagents is an award winning community minded family business with over 25 years experience.

One of their most recent awards, in September, was National First Place in 'Best Community Contribution 2024 at The UK Small Business Awards'

In August they were a Business in the Community Finalist as part of the Powys Business Awards, being called 'exceptional'.

The property is double fronted with extensive windows to the main road running through Llanidloes providing enviable advertising and retail opportunities. In addition there is car park available for us by the public adjacent to the property

For further information about the opportunities afforded by the business location, call the sole Estate Agents, Clare Evans & Co on 01597 810457 or email sales@clareevansandco.co.uk.

Trading Figures/Account

Trading figures will be made available to genuinely interested parties.

Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is

located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond.

The University Town of Aberystwyth and West Wales Coast is some 30 miles distant..

For all enquiries please contact Clare Evans & Co

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.

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.

PMA Reference

DRAFT 1306925924