Clare
Evans & Co

Estate & Letting Agents, Auctioneers



PROMINENT LOCATION, 1 Great Oak Street, Llanidloes, Powys, SY18 6EQ

Occupying a PRIME RETAIL LOCATION in the ever popular town of Llanidloes, known for it's bustling streets and independent shops, is this Ground and Basement Office/Retail Unit.

Boasting a Strong Room/Safe, and with multiple storage rooms, separate office, kitchen/dining room and men's and women's restrooms, this is a rare and superb opportunity to open a new business or to expand and existing business in to a thriving retail space.

AVAILABLE IMMEDIATELY

EPC rating D.

£650 Per month Per month

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk









ACCOMMODATION comprises:

GROUND FLOOR

Main Office / Retail Space
Pleasant, light room with large windows to two aspects and electric glazed entrance door.

Fitted carpet. Air conditioning units.

Open to:

Separate Office
Accessed from the Main Office/Retail space is a very useful office with two large windows overlooking Longbridge Street.

Fitted carpet. Radiator.

Secondary Office/Retail Space
One high level window overlooking Great Oak Street.

Fitted carpet.

Rear Lobby
Providing access to the Strong Room / previous Bank Safe, Storage Room and rear Exit door.

Strong Room
Previously the safe for previous occupiers, Barclays Bank, the Strong Room provides an rare asset for prospective interested parties.

Exposed brickwork. Concrete Floor. Fluorescent light.

Storage Room
Shelving

LOWER GROUND FLOOR
From the Rear Lobby, a staircase descends to the Lower Ground Floor where there is a Kitchen/Dining Room, several useful storage rooms and Men's and Women's WCs.

Kitchen / Dining Room
Base units with worktops and tiled splashbacks over and incorporating an inlaid sink with electric immersion heater providing the hot water.

Mains gas boiler. Radiator. Light well.

Door to:

Storage Room 2
With extensive shelving.

Storage Rooms 3 and 4
With shelving / storage space.

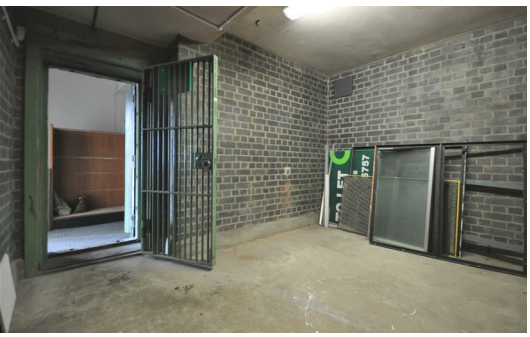
Cleaner's Cupboard
Having enamel sink with electric immersion providing the hot water.

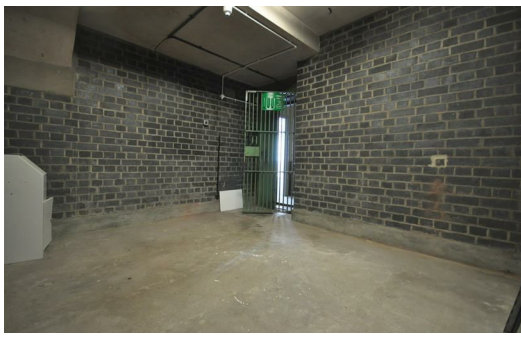
Men's WC
WC suite in separate cubicle with ante room having hand wash facilities.

Women's WC
WC suite in separate cubicle with ante room having hand wash facilities.

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. In addition there is a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, 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..

Local Authority

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

Business Rates

TBC

Planning

Please note that this property is located in the Llanidloes Conservation Area.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.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, as defined by the RICS Code of Measuring Practice 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.

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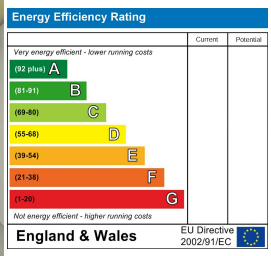

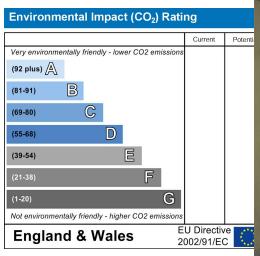



Services
Mains electricity, gas, water and drainage.

PMA Reference
DRAFT 0206925823

AVAILABLE
The properytu ois available to rent IMMEDIATELY, subject to lease.







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