Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Llanidloes Antiques Centre, 20 Great Oak Street, Llanidloes, Powys, SY18 6BU

Charming three storey mid terrace property located in the ever popular town of Llanidloes, known for it's bustling streets and independent shops. The property is large (11 ROOMS), likely to have been two separate properties that have since been knocked together. Currently used as an antiques shop with retail space on the Ground and First Floors with storage on the Second Floor.

Two display windows overlook the ever popular Great Oak Street and there are also two separate front doors. There is scope, subject to planning, to convert the upper floors in to residential accommodation above the retail space.

The rear cobbled courtyard is accessed from the property as well as via High Street. An outside shed housing a WC and storage shed, plus an additional wooden shed, also form part of the sale.

£95,000 Offers in the region of
Freehold

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ACCOMMODATION comprises:

A half-glazed from Great Oak Street opens in to:

Front Retail Space

Large retail space having shelving, fluorescent lighting and track spotlights.

Matching alcoves each side of the room where previous fireplaces were located

Exposed beam and two brick pillars.

Access to the two display windows opening on to Great Oak Street. Separate small lobby with secondary door to the front aspect.

Rear Retail Space

Extensive shelving. Flourscent lighting. Window to rear.

Internal door to Kitchenette.

Kitchenette

Half-glazed uPVC door and window (both with obscure glass) to the rear cobbled yard which provides access to the external WC, storage shed and wood shed.

FIRST FLOOR

A staircase with oak floorboards rises to the First Floor.

All First Floor rooms are currently used for retail/display purposes.

Room 1

Original firegrate (not currently in use). Exposed floorboards

Sash window to front.

Room 2

Exposed floorboards Original firegrate (not currently in use).

Sash window to front.

Room 3

Exposed floorboards Two uPVC windows to rear.

Room 4

Exposed floorboards. Window to front.

SECOND FLOOR

A pine boarded staircase with uPVC window to rear rises to the Second Floor.

Room 5

Exposed floorboards. Sash window to front.

Room 6

Exposed floorboards. Sash window to front.

Room 7

Exposed floorboards. Access-hatch to roof space.

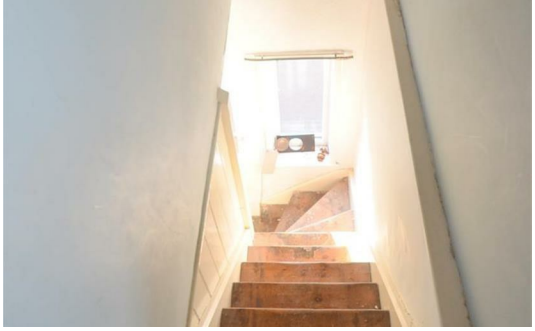
UPVC window to rear.

Room 8

Exposed floorboards. UPVC window to rear.

Outside

The property is approached at the








front via two separate doors from the wide tree-lined Great Oak Street.

Access to the rear yard is via the Kitchenette or via an entrance off High Street.

There is an external WC and an adjacent store room made from stone and brick, with a slated roof.

A nearby wood shed, on a concrete plinth is also included in the sale.

Viewing Arrangements

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

Services

Mains electricity, water and drainage.

Local Authority

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

Council Tax

We are advised that the property is in Council Tax Band/Business Rates 'tbc'.

Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality.

It is known for the wonderful attractions and scenery in which it is located which 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.

Important Notice

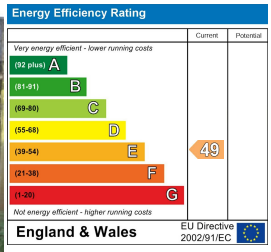
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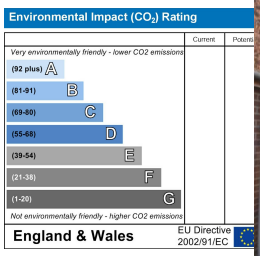
Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

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.









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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

0516925224

PLEASE NOTE

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

Floorplan







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