

OFFICES - 4 THE BULWARK



Silurian House, 4 The Bulwark, Brecon LD3 7LB

Self contained offices in impressive town centre Grade II Listed Building arranged over first and second floors

133.47 sq m (1,437 sq ft) - AVAILABLE TO LET

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Location

Brecon is a busy market town and within the Brecon Beacons National Park. It is home to many local shops, national retailers and is an important administrative centre for both public and private sector organisations.

The town serves a large outlying catchment area and is a popular tourist destination.

The offices are in a busy trading location in the town centre opposite the Wellington Hotel. Nearby occupiers include HSBC, Barclays Bank, Leeds Building Society and the Brecon & Radnor Express

Description

The property comprises a self contained first and second floor offices within a Grade II Listed Building and with their own front door directly off the pavement. The building is an attractive former Georgian town house retaining original features and has been refurbished and redecorated throughout.

There is a new toilet facility at first floor and a small staff kitchen.

The offices have new electric heating installed.

Windows are timber sash units and overlook the Bulwark to the front and Lion Street to the rear allowing good natural light.

The offices will be carpeted throughout prior to occupation.

Services

Mains water, drainage and electricity are connected.

Rates

The Property has a Rateable Value of £7,700 in the 2017 Rating List. Small Business Rates Relief is applicable - interested parties should confirm current rates payable with billing authority.

Floor Areas

The offices comprise a total net internal floor area of approximately **133.47 sq m (1,437 sq ft)** made up as follows:

First Floor - 73.71 sq m (793 sq ft)

Second Floor - 59.76 sq m (643 sq ft)

Terms

Available to let by way of a new lease on flexible terms at a quoting rent of £8,000 (eight thousand pounds) per annum exclusive.

The Tenant is to be responsible for internal repairs and a fair proportion of the Landlord's costs of maintaining the exterior and structure.

The Tenant is to be responsible for a proportion of the building insurance premium.

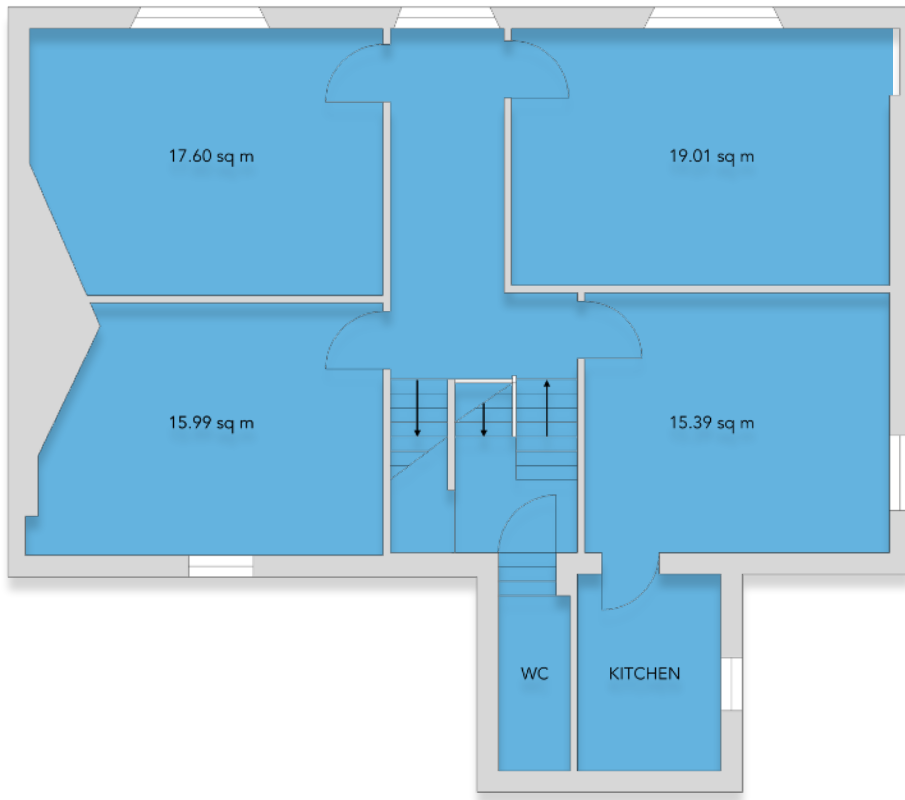
VAT

No VAT is payable.

EPC

As the property is Listed no EPC is required.





FIRST FLOOR

Floor Plans

Floor layout plans are provided for indicative purposes.



SECOND FLOOR

Further Information

For further details or to arrange a viewing please contact sole agents

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