



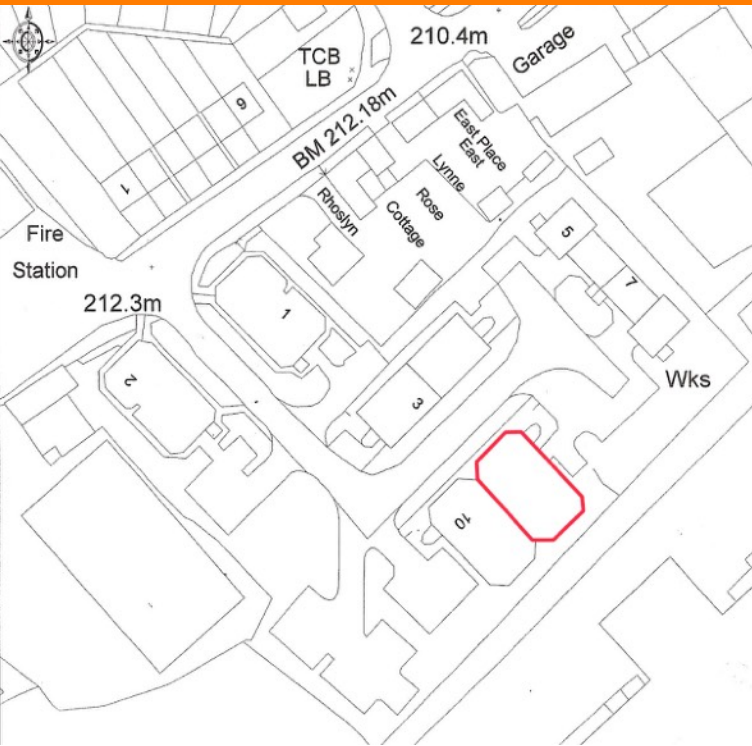
FOR SALE

Unit 9 East Street Enterprise Park RHAYADER LD6 5ER

Workshop / Business Unit on popular Enterprise Park

Close to Rhayader town centre

Approximate gross internal area - 3,028 sq.ft (281.3 sq.m)



LOCATION

Rhayader is a market town located at the junction of the A470 and the A44 at the gateway to the Elan Valley. It is well located for serving the mid Powys area and is approximately 14 miles north of Builth Wells and 23 miles south west of Newtown.

East Street Enterprise Park is within walking distance (400 metres) of the town centre of Rhayader.

DESCRIPTION

The property comprises a semi-detached workshop / business unit that was originally built by the Development Board for Rural Wales. The building is of traditional steel frame and masonry construction with brick and steel clad elevations under a pitched roof with profile steel cladding.

The unit has a minimum internal eaves height of approximately 3.13 metres and loading access is provided by an up and over shutter door.

Internally, there are integral offices and wc facilities. There are low level windows to the side elevations allowing good natural light and offering potential for office adaptation.

The property has a gross internal area of approximately **3,028 sq.ft (281.3 sq.m)**.

RATES

The property has a Rateable Value of £6,800 in the 2017 Rating List.

TENURE

Freehold interest available for sale with vacant possession.

PRICE

Offers in the region of £195,000.

SERVICES

The property is connected to mains water, drainage, gas and electricity. Heating is provided by a gas fired hot air blower to the main space and electric radiators to the offices. Lighting is provided by fluorescent tube fittings.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT may be payable on the purchase price.

VIEWING & FURTHER INFORMATION

Viewing can be arranged strictly by appointment through sole agents:

Stuart Hogg Property Consultants

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