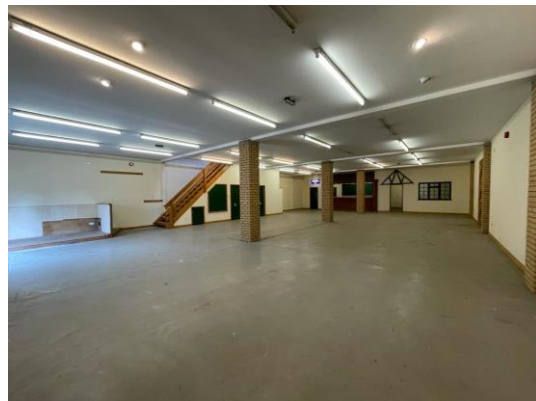


Unit 1 Penisadre, East Street, Rhayader, Powys,
LD6 5DU.

TO LET - Rent on Application

Prominently located semi-detached Unit offering approximately 7,000 sq. ft of commercial, retail and light industrial space with gravelled yard providing ample parking and storage.



Follow us on



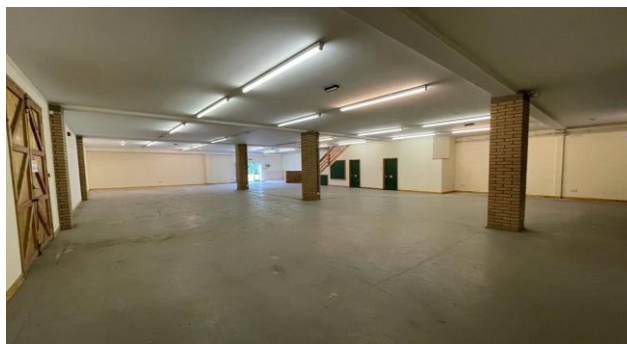
Prominently located semi-detached Unit offering approximately 7,000 sq. ft of commercial, retail and light industrial space with gravelled yard providing ample parking and storage.

Rhayader town offers a good range of amenities including shops and businesses, doctors surgery, primary school and leisure centre. There is good road links and a bus service to surrounding towns. Builth Wells is 13 miles away, and County Town of Llandrindod Wells, the administrative centre of Powys, 10 miles away. These offer further facilities including shops, a cottage hospital and golf clubs.

The property comprises the following accommodation (measurements are provided for identification only):

Main Retail Area - 73'6" (22.4) x 39'1" (11.91) Overall.

Sub-divided into main shop floor, kitchenette, service counter and office. Gas central heating system. Ladies and gents WC's.

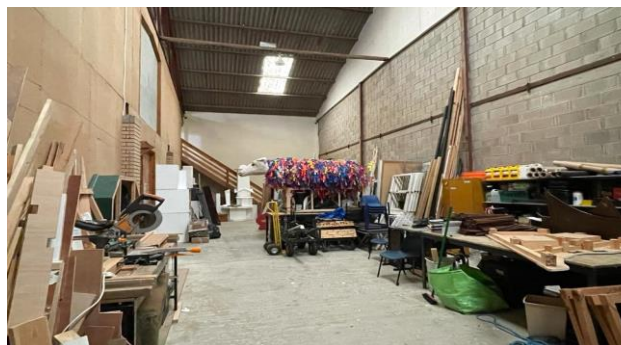


First Floor - 59'5" (18.1) x 39' (11.89) overall.

Plus 2 office areas with 2 sets of stairs and high level access door.



Warehouse - 74'10" (22.80) x 19'6" (5.95) (with a height of 21'6" (6.55)) With double sliding doors to front.



Outside - There is a shared access with the adjoining unit but ample parking and gravelled turning area is provided with Unit 1.



Services: We understand mains gas, electricity, water and drainage are connected.

Rent Guide: £21,000 as a whole. Available to be split subject to agreement.

Insurance Rent: The Landlord will pay the building insurance rent and the tenants will pay an apportionment in accordance with their area of occupation and use.

Lease Term: To be negotiated

Energy performance certificate: The EPC rating for this unit is 84D.

Rateable Value: TBC

Directions: From the clock tower, proceed East on the A44 going past the police station and garage on the left. After a short distance you will see the entrance on the right-hand side.

Viewing: By appointment through letting agents – McCartneys LLP: 01982 552259

Opening Hours: Mon–Fri: 9:00 am – 5:00 pm Sat: 9:30 am – 12:30 pm

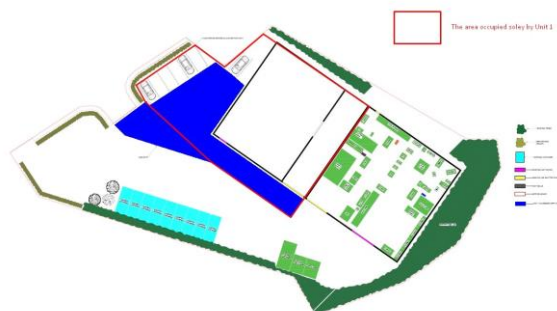
Details Last Updated: Tuesday, 16 November 2021

McCartneys LLP is a member of the Deposit Protection Service.
The Pavilions, Bridgwater Road, Bristol, BS99 6AA.
Business: 0870 707 1707
E mail: enquiries@depositprotection.com

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

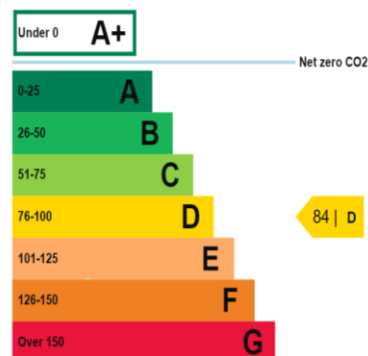
Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. REGISTERED NO: OC310186



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).