



SITUATION

Located in the town centre at the junction with Castle Street, adjacent to **Market Hall**, opposite **Specsavors** and amongst other multiples such as **Timpson, NatWest, The Original Factory Shop, Savers, Peacocks** and **Santander**.

Brecon is an attractive and historic town lying 33 miles north-east of Swansea and it is a popular tourist destination being the gateway to the Brecon Beacons National Park.

PROPERTY

A corner building comprising a **Ground Floor Shop and Basement** with separate side access to a **Self-Contained Upper Part** on the first and second floors. In addition, the shop also benefits from separate side access and an enclosed yard at basement level.



VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage (incl. splay) 23'11" Internal Width 20'1" widening at rear to 35'7" Shop Depth 40'4" Area Approx. 980 sq ft WC Basement Area Approx. 1,150 sq ft Total Area Approx. 2,130 sq ft	Tenovus Cancer Care (Charity having 64 branches)	Quarterly Tenancy (see Note)	£16,000	Note: Tenovus have traded from the premises since 1998 initially by way of an internal repairing and insuring lease (subject to a schedule of condition) for a term from 4th Dec. 1998 to 22nd March 2008.
First & Second Floor Upper Part	Not Inspected	Individual(s)	125 years from 29th September 2005	£250 (doubling every 25 years)	FRI
TOTAL				£16,250	

£16,250 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

JOINT AUCTIONEERS

Anthony Filer & Co – Tel: 020 8459 5855
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VENDOR'S SOLICITORS

Michael Conn Goldsobel – Tel: 020 7580 8902
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts