

Regulated by:



Since 1989

A most substantial and impressive Grade II Listed town centre commercial property. Prominent Location. Traditional Market town of Brecon - Powys.



9 The Bulwark, Brecon, Powys. LD3 7AF.

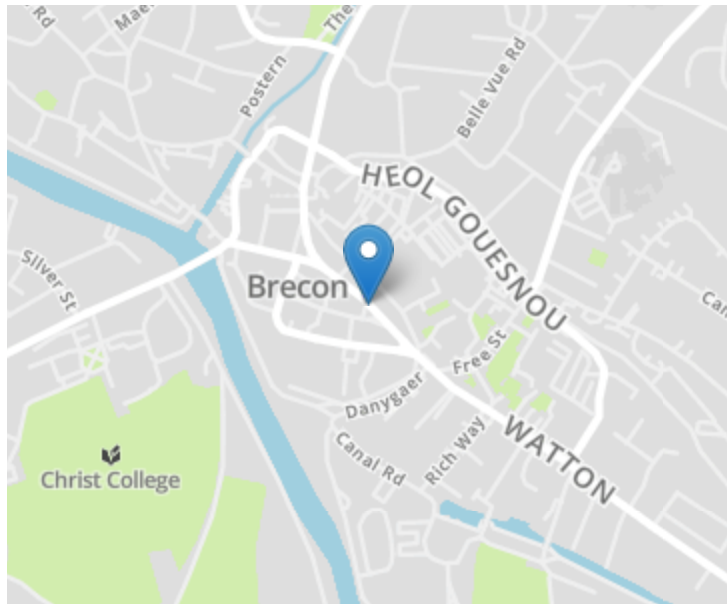
Ref C/2297/DD

£320,000

****An attractive and imposing three storey (plus basement) individual Grade II Listed commercial property**A former banking hall offering potential for a variety of commercial and possible residential purposes (stc)**Excellent town centre location**A property of considerable character with many original features****

The accommodation is currently laid out over three levels providing the former banking hall, staff room/kitchen, utility area. The lower ground floor provides - basement room plus 2 large vaults. First floor provides - 3 offices, large landing, ladies and gents toilets. Second floor provides - 3 further offices, a former bathroom and large central landing. A PROPERTY WHICH HAS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

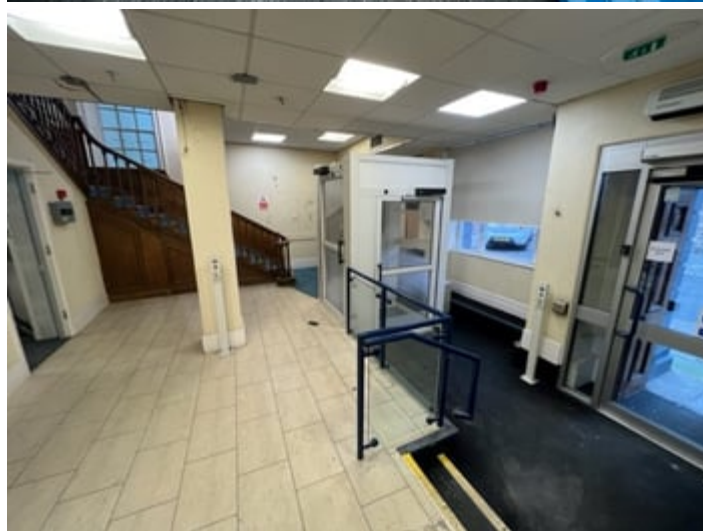
Brecon is a traditional market town, the centre of the Brecon Beacons National Park. Surrounded by wonderful countryside it has a wide range of shops and amenities which include a cinema, theatre, leisure centre, library and golf course. It also has several good primary schools, a secondary school, college of further education and Christ College a private boarding school for boys and girls aged 7-18. With good access links Cardiff, Swansea and Hereford are all an hour's drive and the nearest train station is in Abergavenny which is 20 miles away



GROUND FLOOR

Open Plan Reception Area / Main Former Banking Hall

35' 0" x 34' 2" (10.67m x 10.41m) with 3 front aspect windows, 2 rear windows, an integral glass fronted meeting room/office. Access to lift shaft. Front Reception Entrance Door.



Rear Hallway



With exterior door to rear yard and ultimately access to the side lane leads to -

Staff Room / Kitchen

17' 2" x 11' 2" (5.23m x 3.40m) with central heating radiator, stainless steel single drainer sink unit, h&c, range of base cupboard units with Formica working surfaces

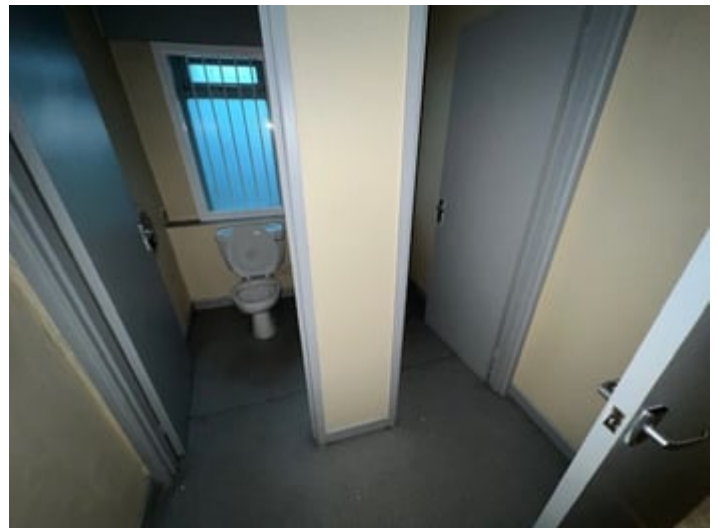


Utility Area



11' 0" x 5' 4" (3.35m x 1.63m) with work surface and 2 wash hand basins

2 Separate Toilet Cubicles.



From the Ground Floor a staircase leads to -

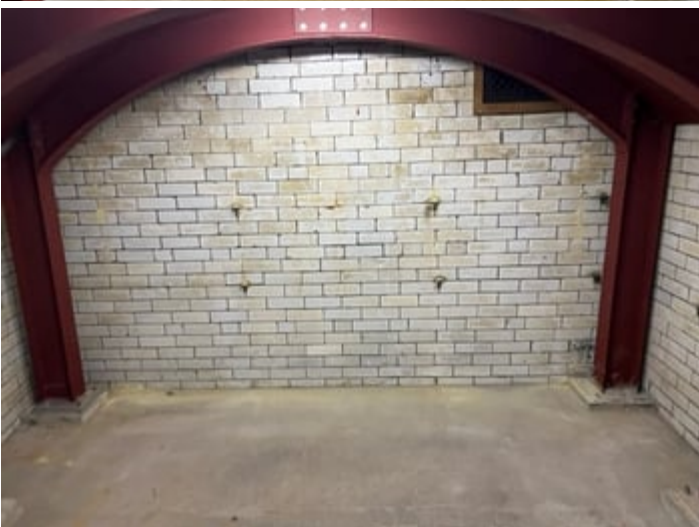
LOWER GROUND FLOOR AREA

Room 1

20' 0" x 13' 4" (6.10m x 4.06m) (max) houses the Ideal Gas fired central heating boiler. Access to lift shaft. Radon mitigation system. 2 vaults 12'5" x 10'5" and 11'5" x 10'7" both with recently upgraded steel framed arches

FIRST FLOOR

Central Landing Area





22' 3" x 12' 6" (6.78m x 3.81m) overall. Approached via an impressive Oak dog leg staircase, central heating radiator.

Front Room 1

20' 7" x 12' 2" (6.27m x 3.71m) with 2 central heating radiators and 3 front aspect windows.



Front Room 2



13' 2" x 8' 0" (4.01m x 2.44m) with 2 front aspect windows, central heating radiator.

Rear Room 3

12' 5" x 10' 4" (3.78m x 3.15m) with central heating radiator, rear aspect window and fire exit.

Inner Hallway

Leads to –

Ladies & Gents Toilets.



SECOND FLOOR

Central Landing



With front aspect windows, central heating radiator, walk in cupboard. Access to loft

Front Room 4

12' 4" x 11' 2" (3.76m x 3.40m) with 2 central heating radiators, front aspect window.



Front Room 5



13' 7" x 13' 7" (4.14m x 4.14m) with central heating radiators, 2 front aspect windows, walk in cupboard

Former Bathroom

12' 3" x 5' 1" (3.73m x 1.55m) with rear opaque window.

Rear Room 6

16' 1" x 12' 6" (4.90m x 3.81m) with central heating radiator, rear aspect window



MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

PLEASE NOTE -

The Directors of Morgan & Davies have an interest in the Freehold of this property.

Services

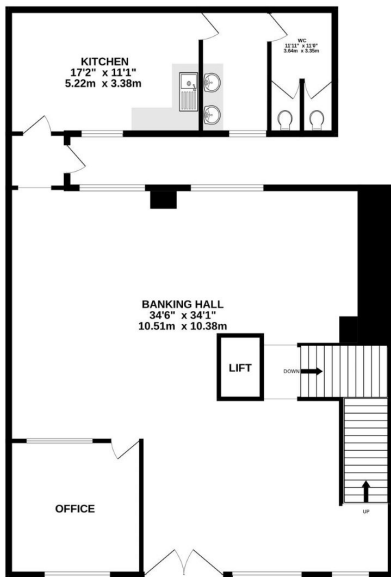
The property benefits from all mains services and with gas central heating. Radon mitigation system.

PLEASE NOTE - We have not tested the appliances, central heating system or services.

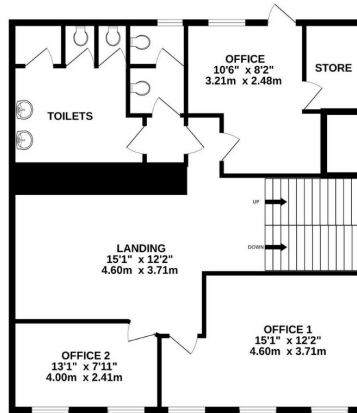
Directions

The property is located in the town centre, prominently located next to The Wellington Hotel.

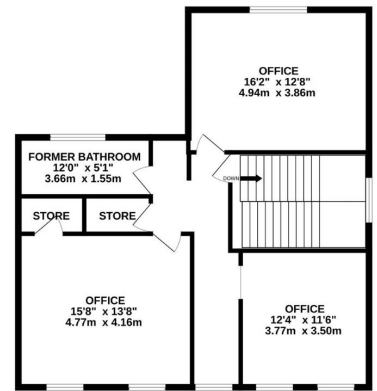
GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



2ND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 3373 sq.ft. (313.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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