

# Lot 7

£65,582 per annum exclusive rising to £73,099 per annum exclusive in 2022

## Hay & Brecon Farmers, Tremont Road, Llandrindod Wells, Powys LD1 5BE

Freehold Retail Investment



### Key Details

- Let to Hays & Brecon Farmers Limited
- Annual fixed rental increases
- Includes car parking and a yard
- Site area of approximately 0.65 hectares (1.6 acres) with a site coverage of approximately 12.16%
- Nearby occupiers include Aldi, Tesco, HSBC and Lloyds Bank

On Behalf of Joint LPA Receivers  
A B Hughes & J P Smith

### Location

Miles: 27 miles west of Leominster  
31 miles north-west of Hereford  
53 miles north of Cardiff

Roads: A483, A44, A470

Rail: Llandrindod Wells Train Station

Air: Cardiff International Airport

### Situation

Llandrindod Wells is an attractive spa and market town and is the administrative centre of the County of Powys. It is one of the largest market towns in the area and is a thriving conference and business meeting destination ([www.visitmidwales.co.uk](http://www.visitmidwales.co.uk)). The property is well situated in a prominent location on the west side of the busy Tremont Road (A483). Nearby occupiers include Aldi, Tesco, HSBC and Lloyds Bank.

### Description

The property comprises a retail warehouse with ancillary accommodation. The property benefits from car parking and a yard with a total site area of approximately 0.65 hectares (1.6 acres) and a site coverage of approximately 12.16%. There is also an electrical sub-station on the site.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

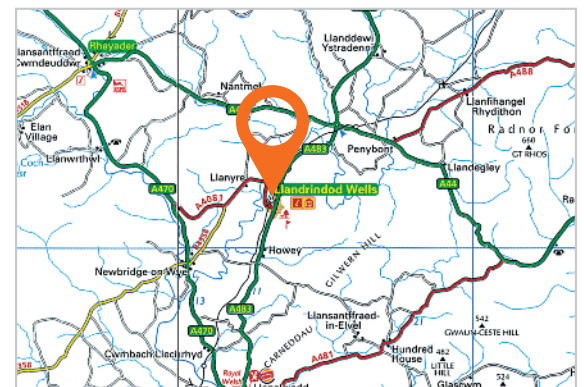
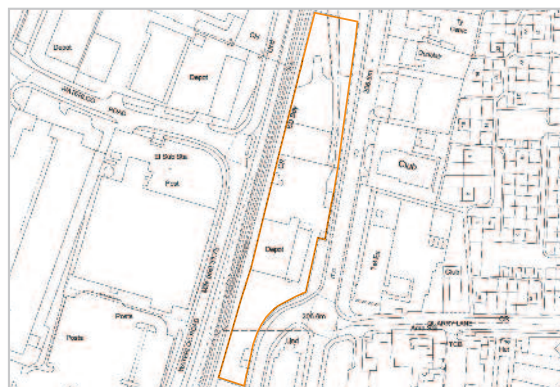
Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Retail Warehouse	788.27 sq m (8,485 sq ft)	HAY & BRECON FARMERS LIMITED (1) (2) (3)	15 years from 16/11/2008 on a full repairing and insuring lease (4)	£65,582.55	Fixed rent reviews rising to: £67,386.07: 16/11/2019 £69,239.19: 16/11/2020 £71,143.27: 16/11/2021 £73,099.71: 16/11/2022 (15/11/2023)
<b>Total</b>		<b>788.27 sq m (8,485 sq ft)</b>			<b>£65,582.55</b>	

- (1) For the year ending 31st May 2017, Hay & Brecon Farmers Limited reported a turnover of £17,492,281, pre-tax losses of £50,593 and a total net worth of £4,121,140 (Source: Experian 18/12/2018). Hay & Brecon Farmers is a long established company and has been in business since 1902.
- (2) Hay & Brecon Farmers is sub-letting part of the yard at the rear and part of the warehouse for a term of 18 months from 16/05/2011 at a rent of £4 pa and the tenant is currently holding over.
- (3) The lease is subject to a pre-emption on alienation clause giving the landlord the right to obtain Vacant Possession in the event that the tenant desires to assign the lease or sublet.
- (4) The lease is subject to a schedule of condition.

NB. This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability. There is a restriction on a resale within 12 months, see legal pack for details.



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