

Niblets, 41 & 43 High Street, Builth Wells, Powys, LD2 3AB

Guide Price £550,000 Freehold

Property Reference: BUI110095 | Builth Wells Office | Tel: 01982 552259

Town centre retail hardware business occupying prominent High Street double shop with 2 potential 3 bed maisonettes over. Excellent year round trade.



Niblets is a well renowned retail shop serving a wide rural area as "your local independent hardware store" offering competitively priced products by being part of the National "Mica DIY" group. The business has been trading profitably for 40 years under the guidance of the current vendors who are only offering the properties and business for sale due to their retirement.

The properties comprise of Nos. 41 and 43 High Street, formerly two separate units but opened up to create one large retail space on the ground floor complemented by substantial lower ground floor storage with W.C., unloading area and off road parking. On the first floor 41 High Street offers kitchen, W.C., stores and office with 3 rooms and W.C. on the top floor with scope for reinstatement as a 3 bedroom maisonette. 43 High Street benefits from a self contained 3 bedroom maisonette with immediate letting potential.

The market town of Builth Wells offers all facilities expected including shops and businesses, arts centre, primary and secondary schools, leisure centre, golf course and the Royal Welsh Showground which holds numerous events throughout the year. The whole of Mid Wales is noted for its areas of outstanding natural beauty, wild flora and fauna, renowned amongst the walking, riding and fishing fraternity.

The thriving High Street comprises a combination of national multiples and independently owned shops and benefits all year-round from the trade generated by Builth's position at the centre of the surrounding rural community. In addition the town has long been recognised as a stopping-off point for travellers between North and South Wales as well as holiday makers staying in the area. Business is also generated by the large numbers of people who visit the Royal Welsh Showground for a diverse range of events throughout the year.

"Mica" is a vehicle which helps its members compete with the larger corporate stores. Mica is a co-operative owned by its members who are all first class independent hardware stores. It is retailer led and management run. In this way it is similar to Spar - what Spar is to grocery stores, Mica is to hardware/DIY stores.

Mica has member shops throughout the United Kingdom - all of whom purchase their stock through the group. This gives them enormous spending power with their suppliers - which in turn means that the customer can be sure of getting value for money.

All well as transfer of the Freehold property and business the purchase price will include an extensive range of good quality fixtures, fittings and specialist machinery. The current owners are happy to offer any assistance and training necessary to assist with the handover to enable the business to continue to trade uninterrupted.

All stock will be sold as valued at the time of transfer.

Trading: Recent years trading figures to include gross turnover and profits are available to serious interested parties from the agents upon request.

Rateable Value: £8800

Rates Payable 2011/2012: £3766.40
With rate relief: £2291.17

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

COMBINED SHOPS/GROUND FLOOR SALES AREA

- 153m² (1654 sq. ft.) with 2 main shop window fronts and optional 2 entrance doors to the High Street. Stair descending to;

LOWER GROUND FLOOR STORAGE & WC - 170m² (1838 sq. ft) with covered yard, rear entrance/unloading area.

FIRST FLOOR NO. 41

OFFICE - 16'5" X 7'3" (5m X 2.2m)

STORE - 16'5" X 12'6" (5m X 3.8m)

KITCHEN - 11'10" X 9'10" (3.6m X 3m)

SEPARATE W.C.

SECOND FLOOR NO. 41

ROOM 1 - 16'5" X 8'6" (5m X 2.6m)

ROOM 2 - 16'5" X 11'2" (5m X 3.4m)

ROOM 3 - 11'10" X 7'10" AVERAGE (3.6m X 2.39m AVERAGE)

SEPARATE W.C. - 7'7" X 4'11" (2.31m X 1.5m)

FIRST FLOOR NO. 43

KITCHEN - 11'10" X 6'7" (3.6m X 2m)

ROOM 1 - 16'5" X 12'6" (5m X 3.8m)

ROOM 2 - 16'5" X 8'2" (5m X 2.5m)

SEPARATE W.C. - 6'7" X 5'7" AVERAGE (2m X 1.7m AVERAGE)

SECOND FLOOR NO. 43

BEDROOM 1 - 16'5" X 8'2" (5m X 2.5m)

BEDROOM 2 - 16'1" X 11'6" (4.9m X 3.5m)

BEDROOM 3 - 11'10" X 6'7" (3.6m X 2m)

SEPARATE W.C./BATHROOM - 7'7" X 5'3" (2.31m X 1.6m)

OUTSIDE - Off road parking for one vehicle to rear.

SERVICES: We are informed that the property is connected to mains gas, electricity, water and drainage.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: Niblets can be found directly opposite our office in Builth Wells High Street.

VIEWING: By appointment through selling 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, 04 October 2011

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.

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