




Elizabeth House, Middleton Street, Llandrindod Wells,  
LD1 5DG Guide Price £95,000

Double fronted retail shop with first floor offices and cloakroom and rear courtyard. Prime town centre location. EPC - D.



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Elizabeth House is a double fronted retail shop with first floor offices and cloakroom and rear courtyard in a prime town centre location.

Llandrindod Wells, a flourishing Spa town during the Victorian Era and now the administrative centre for Powys, offers all amenities expected including supermarkets, local shops and businesses, hotels, restaurants, golf course, leisure and educational opportunities, hospital/healthcare facilities as well as rail links on the Swansea to Shrewsbury line. The whole of mid Wales is noted for its areas of natural beauty, wild flora and fauna renowned amongst the walking, riding and fishing fraternity.

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

**Shop 1 - 15'5" x 16'5" Maximum. (4.7m x 5m Maximum.)** - With large display window to front with stained glass windows over, recessed glazed entrance door, night storage heater, timber flooring, wall cladding and walkway to;



**Shop 2 - 12'6" x 11'10" (3.8m x 3.6m)** - With large display window and glazed door to front and wood block flooring.



**Central Hall - 15'9" x 7'3" (4.8m x 2.2m)** - Designed to serve both shop areas with windows to front and stair to first floor.



**Rear Store - 5'11" x 3'11" Average. (1.8m x 1.2m Average.)** - With power, lighting and Belfast style sink unit.

**Garden Courtyard - Triangular shape measuring 18'4" (5.59) x 10'2" (3.1) Maximum.** - With night storage heater, polycarbonate roof and stone walling.



**First Floor Landing** - With window to front.

**Room 1 - 15'9" x 11'6" Average. (4.8m x 3.5m Average.)** - With exposed stone walling, night storage heater and 2 windows to front.



**Room 2 - 11'10" x 8'6" Maximum. (3.6m x 2.6m Maximum.)** - With night storage heater, window to front and doorway to;



**Kitchenette - 5'3" x 3'7" (1.6m x 1.1m)** - With stainless steel sink and cupboard beneath, tiled splashbacks, fitted shelving, window to rear and cupboard housing hot water cylinder with storage over.



**Cloakroom - 12'10" x 3'7" (3.9m x 1.1m)** - Offering W.C, wash basin, night storage heater and window to rear.



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

**Mobile & Internet Coverage:** Please refer to Ofcom by using the following link; <https://checker.ofcom.org.uk/>

**HEATING:** Electric storage heaters.

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

**COUNCIL TAX:** Band NA

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

**DIRECTIONS:** From our office turn left, then left into Middleton Street. Proceed along Middleton Street and E is the last shop at the end of Middleton Street on the left hand side.

**VIEWING:** By appointment through selling agents - McCartneys LLP: 01597 823300

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

**Details Last Updated:** Friday, 23 January 2026

**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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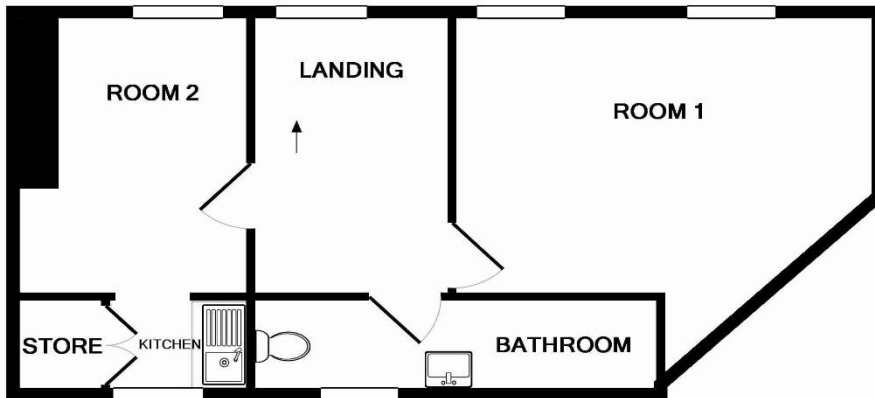
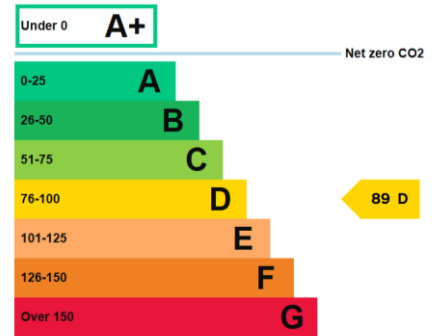
**MCCARTNEYS LLP REGISTERED OFFICE:** McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4BH. Tel: 01584 872251. REGISTERED NO: OC310186



GROUND FLOOR  
APPROX. FLOOR  
AREA 651 SQ.FT.  
(60.4 SQ.M.)

**Energy rating and score**

This property's energy rating is D.



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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