



Part of The Old Forge

West Street, Rhayader, Powys, LD6 5AF

Rent: £250 per month

Plus Service Charge



Ground and First Floor space to rent in part of The Old Forge.

Ground Floor occupied by Milwyn Jenkins & Jenkins Solicitors.

Ideal for start up business, offices or beauty rooms.

Located in the popular market town of Rhayader with its array of shops and facilities, cafes and restaurants, 3 miles from the Elan Valley Dams and Reservoirs.

The property is in good order throughout with grey wood effect flooring, gas central heating.

Ground Floor

Reception Room 3.98m x 4.09m (16.21 sq m), front entrance door, staircase to first floor, alarm panel.

Kitchen 3.37m x 1.56m with Belfast sink, plumbing for washing machine, worktop surface.

Disabled WC with washbasin, gas central heating boiler

First Floor

Vaulted Room 9.33m x 4.09m (38.25 sq m), 3 velux windows, end window/door.

Shower Room with shower cubicle, tiled floor.

Outside

Front parking area

- Rooms Space to Let
- Ground & First Floor Rooms
- Suitable for a number of uses
- Formerly physiotherapist clinic/vets
- Convenient location
- Parking to the front
- Commercial EPC - E (52)

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE (CEPC)

Energy efficiency rating: E (52)

SERVICES

Mains electricity, water, gas and drainage connected.

Gas fired central heating

Sprinkler system

Fire alarm system

LEASE TERMS

Rent - £250 pcm

Service charge for electric and heating.

Length of lease negotiable.

VIEWING

By prior arrangement with the Agents:

Rhayader Office: 01597 739 994

DIRECTIONS

From our office in Rhayader proceed left towards the Elan Valley. After passing the Elan Hotel on the left hand side, take the next turning left and the property is situated on the roadside. Parking available at the front.

What3words: tenses.litigates.backyards

FLOOD RISK (PER NRW)

Flooding from Rivers - risk less than 0.1% chance each year.

Flooding from Sea - risk less than 0.1% chance each year.

Flooding from surface water and small watercourses - risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Ref: The Old Forge AHT 10/25

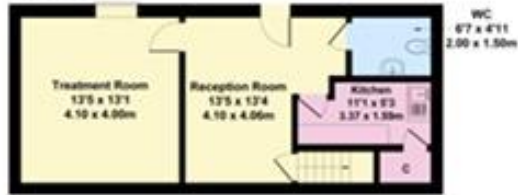
FLOORPLAN

The Old Forge, West Street, Rhayader, Powys LD6 5AF

Approximate Gross Internal Area
936 sq ft - 87 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For illustrative Purposes Only.

