



Old Bank Chambers, 35 High Street, Built Wells, Powys, Wales, LD2 3DL



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# FOR SALE BY PUBLIC AUCTION

**Subject to reserve, conditions of sale and unless sold otherwise**

\*Auction Guide Price £125,000

For sale by Public Auction on Thursday 16th May 2024 at Leigh Court, Pill Road, Abbots Leigh, BS8 3RA and online at 7.00pm.

Nestled in the centre of Builth Wells, Wales, this interesting freehold commercial property offers an exciting investment opportunity. Formerly an office building, this impressive four-storey building presents an array of possibilities for development on its upper floors, subject to the required planning permission and building regulation approval.

Convenience is key, and this property doesn't disappoint. A designated off-street parking area at the rear provides allocated off-street parking. With its excellent location in the heart of Builth Wells, this commercial property truly represents an enticing opportunity for those looking to make a strategic investment.

Builth Wells is a picturesque town in Wales surrounded by beautiful countryside. This charming location offers a blend of natural beauty, historic landmarks, and a vibrant community. EPC rating E109, business rates may apply.

Please note: this property is to be sold by the liquidator of Bridger & Co Limited (in liquidation). The property is to be sold as seen and without warranty, and with such title as the company holds and which the liquidator may sell. Any information provided by the liquidator is for informative purposes only, and the buyer must satisfy themselves as to any enquiries prior to the auction. The liquidator will enter into the contract for the sale of the property on behalf of Bridger & Co Limited (in liquidation) and without personal liability, and does so only to achieve the benefit of the contract on behalf of Bridger & Co Limited (in liquidation).

## Auction Details:

- **Venue:** Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- **Date:** Thursday 16th May 2024
- **Start Time:** 7:00pm
- **Bidding Options:** In room, online, proxy, telephone

\*Guides are provided as an indication of each seller's minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.





# Accommodation

## Ground Floor

On approach to the property there is a timber door to vestibule area and internal timber framed glazed door into main trading/reception area.

## Reception Area

Timber framed single glazed fixed windows and secondary glazing units, grid ceiling tiles, electric heater, door to inner hallway.

## Inner Hallway

Doors to ground floor rooms, ceiling light.

## Office One

Timber framed single glazed sash window, fitted shelving, grid ceiling tiles, ceiling light.

## Office Two

Aluminium window, built-in storage cupboard, grid ceiling tiled, ceiling lights.

## Office Three

Timber framed single glazed window, extraction unit, grid ceiling tiles, light, electric heater.

## Lower Ground Floor

### Stairs leading down to the lower ground floor from the inner hallway

### Hallway

Under stairs storage cupboard, doors to lower ground floor rooms, ceiling light.

### Office

Two timber framed single glazed sash windows, electric heater, ceiling light.

### Inner Hallway / Kitchen Area

Kitchen area with wall and floor units with worktops over, insert stainless steel sink, space for appliances, door to a useful storage area, further storage rooms, ceiling light.

### Storage Rooms

Useful storage rooms housing electric metres, internal dumbwaiter elevator system (not tested by the agent), ceiling lights.

### Rear Hallway

Door to cloakroom, door to rear courtyard and parking area, ceiling light.

### Cloakroom

Low-level WC, wash hand basin, ceiling light.



### Upper Floors

A separate timber pedestrian entrance door to the front of the property leads to the other floors, with stairs rising to the first floor landing.

### First Floor Landing

Timber framed single glazed window, aluminium single glazed window, doors to first floor rooms.

### Kitchen

Timber framed single glazed window, wall and floor units with an inset stainless steel sink, built-in storage cupboard, ceiling light.

### Room One

### Room Two

Timber framed single glazed window, ceiling light.

### Stairs rising to the second floor landing from the first floor landing

### Second Floor Landing

Doors to second floor rooms, built-in storage cupboard.

### Room Three

Decorative fireplace, timber framed single glazed window, ceiling light.

### Room Four

Timber framed single glazed window, ceiling light, roof access hatch.

### Room Five

Various timber framed single glazed windows, ceiling light.

### Room Six

Timber framed single glazed window, built-in storage cupboard, ceiling light.

### Outside Rear Parking

To the rear of the property there is an area providing allocated off-street parking.

### Tenure

Freehold.

### Services

Mains water, electricity, drainage.

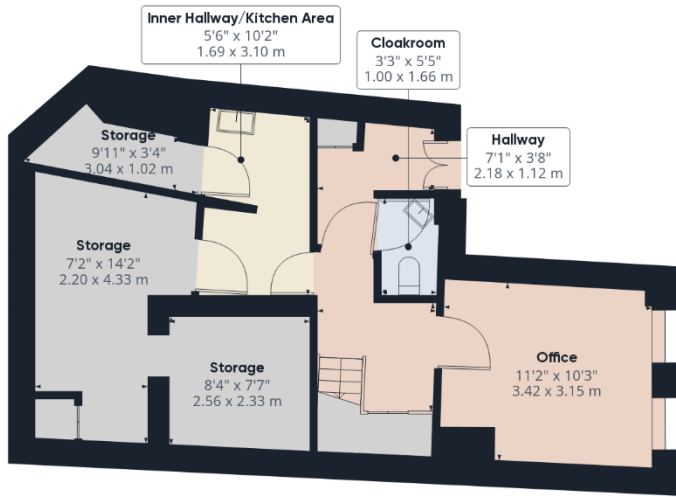
### Please Note

If you are attending the auction in person there is plenty of free parking at the venue. The integrity and structure of the property is 'sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.

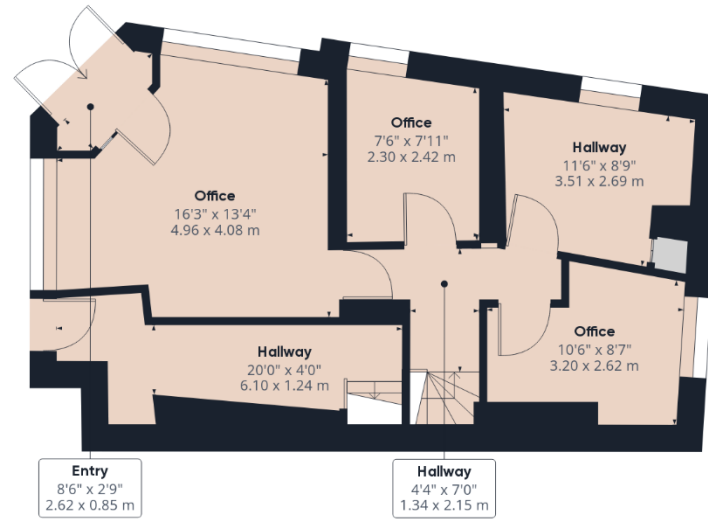




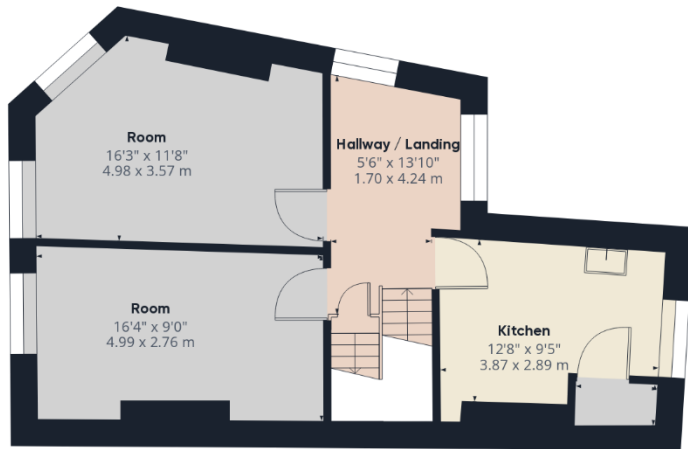




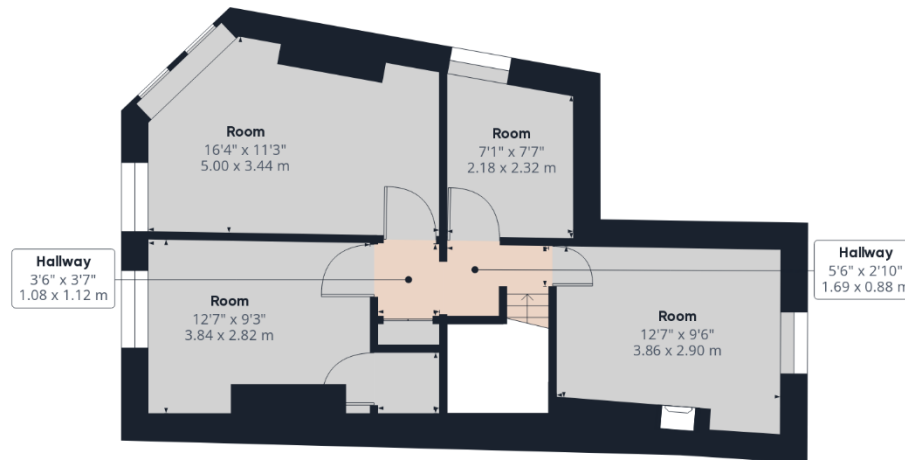
Floor 0



Floor 1



Floor 2



Floor 3

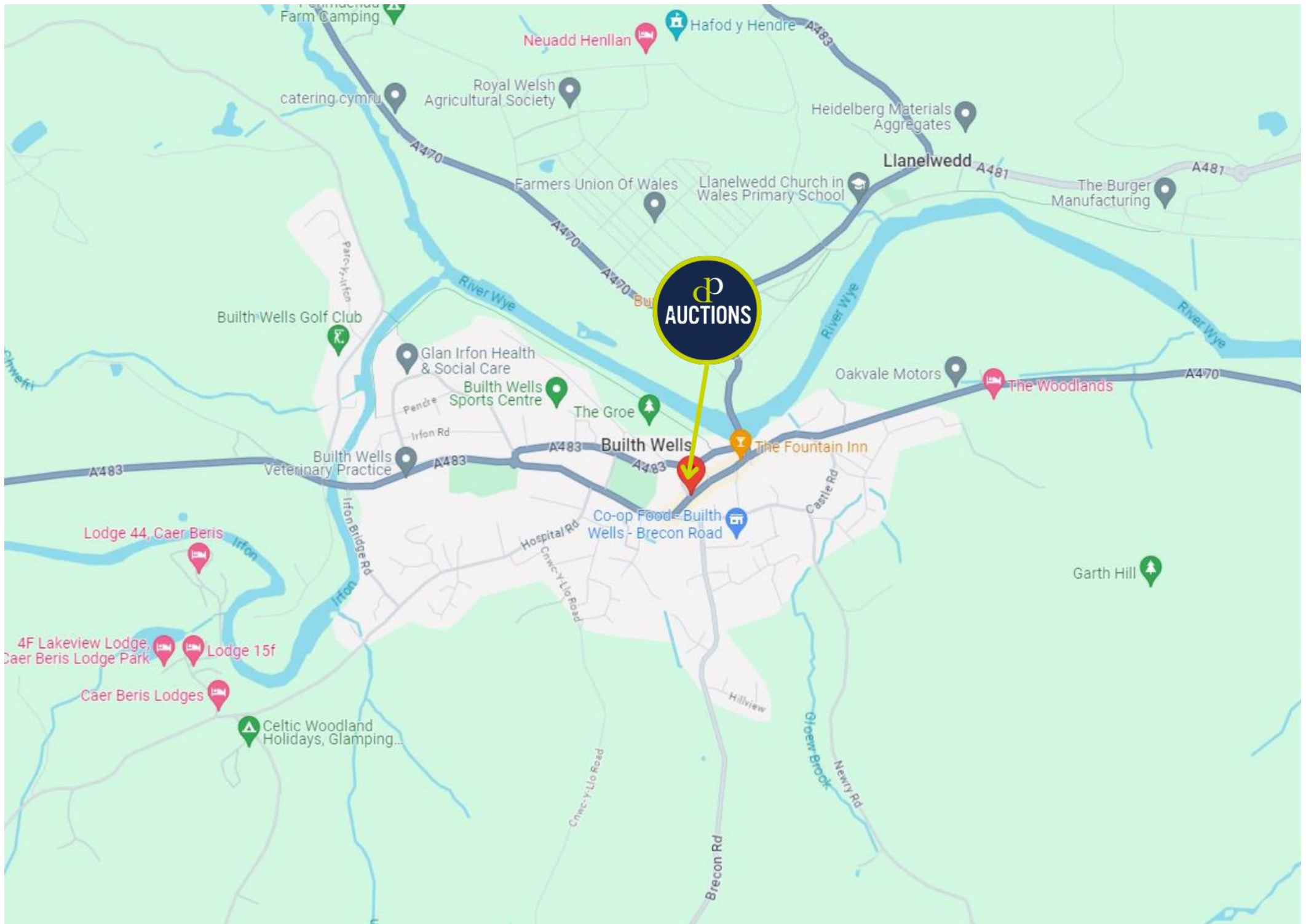
Approximate total area<sup>(1)</sup>

2267.82 ft<sup>2</sup>  
210.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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AUCTIONS

Builth Wells

Llanellwedd

Builth Wells Sports Centre

Builth Wells Veterinary Practice

Glan Irfon Health & Social Care

The Groe

Oakvale Motors

The Woodlands

The Fountain Inn

Co-op Food - Builth Wells - Brecon Road

Garth Hill

Lodge 44, Caer Beris

4F Lakeview Lodge, Caer Beris Lodge Park

Lodge 15f

Caer Beris Lodges

Celtic Woodland Holidays, Glamping...

Neuadd Henllan

Hafod y Hendre

Royal Welsh Agricultural Society

Heidelberg Materials Aggregates

Farmers Union Of Wales

Llanellwedd Church in Wales Primary School

The Burger Manufacturing

Builth Wells Golf Club

Pendre

Irfon Rd

A483

A483

A483

A470

Chwefri

parc-y-irton

River Wye

River Wye

A481

Castle Rd

Hospital Rd

Cnec-y-Llo Road

Brecon Rd

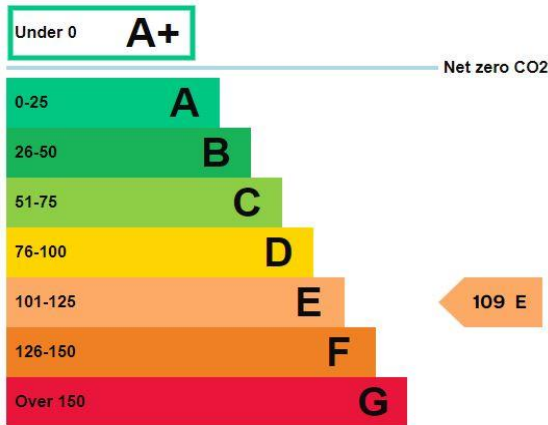
Glow Brook

Newry Rd

Hilview



**N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.**



**Tenure:** Freehold

**Viewings:** By arrangement with agent only

**Conditions of Sale: From Solicitor:**

Mr Owen Lloyd of Carbon Law Partners, Temple Quay, 1 Temple Back East, Bristol, BS1 6DZ

**Email:** Owen.Lloyd@carbonlawpartners.com    **Telephone:** 0330 460 9635

rhys.millin@carbonlawpartners.com

**Buyer's Premium:**

*All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). This can be paid by bank transfer or cheque. Cheques for the Buyer's premium should be made payable to David Plaister Limited.*

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract. David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID  
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## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.