





2 Long Bridge Street

Llanidloes, Powys, SY18 6EE

Guide Price: £149,950

MORRIS MARSHALL POOLE

Town centre mid terrace commercial and residential property with a highly ornate façade with Grade II listing. The ground floor is currently let to a barbers and the 3 bedroom maisonette is currently let to a residential tenant offering an investment opportunity with both units let. Located in the town centre adjacent to the Old Market Hall. Llanidloes is a popular market town with an array of small shops, cafes, primary and high school, sports centre, good recreational facilities together with walks along the River Severn through Severn Porte. There are a number of local tourist attractions close by such as Clywedog Dam, Hafren Forest with its popular walk to the source of the River Severn and the coastal university town of Aberystwyth some 32 miles away. There is a regular bus service to Aberystwyth and Shrewsbury together with a train station in Caersws.

The property comprises:

Ground Floor
Double Fronted Shop Premises 14.06m (frontage) x 6.2m (depth), overall area being 27.28 sqm, rear entrance door, Cloakroom with WC, door down to the Cellar.

Lower Ground Floor
Cellar (1) 4.79m x 3.49m
Cellar/Storeroom (2) 3.17m x 4.8m

The accommodation is approached by a side door off Long Bridge Street.

Ground Floor
Entrance Hall

First Floor
Living Room
Kitchen with fitted units
Cloakroom with WC

Second Floor
Bedroom (1)
Bedroom (2)
Bathroom

Attic Bedroom

- Investment Opportunity
- Attractive Ground Floor Shop Premises with 3 Bedroom Flat above
- Situated in a good trading position
- Newtown 14 miles, Aberystwyth 32 miles
- Total Rent £12,200 per annum, gross yield 8%
- Shop EPC - D (78) Exp 19.12.2032
  Flat EPC - E (39) Exp 12.5.2036









SERVICES
Mains electricity, water and drainage. Electric heating.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

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

COUNCIL TAX
Flat - Band 'B' (online enquiry).

RATEABLE VALUE
Shop - £3,550 per annum (January 2026)

Shop Let on a 5 year lease from January 2026 @ £5,000 pa
Flat let @ £600 pcm
Total Rent £12,200 pa – 8% yield on current asking price

TENURE
Freehold. Land Registry Title Number: CYM9987.

VIEWING & NEGOTIATIONS
All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS
From our office in Great Oak Street proceed to the Old Market Hall turning right onto Long Bridge Street and the property is on the left hand side. **What3words: station.breaches.hiker.**

MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES
Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

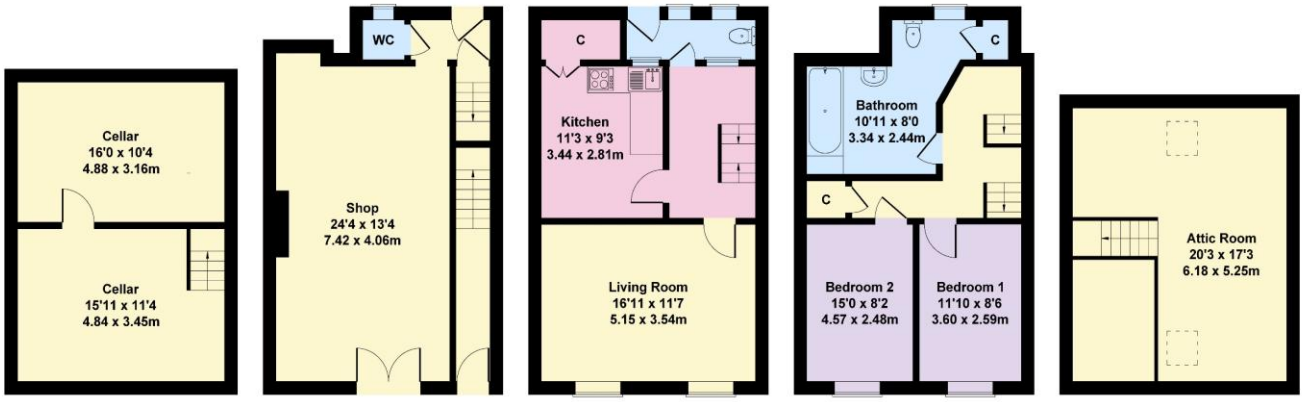
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FLOORPLAN

2 Longbridge Street, Llanidloes, SY18 6EE

Approximate Gross Internal Area
1959 sq ft - 182 sq m



LOWER GROUND FLOOR | GROUND FLOOR | FIRST FLOOR | SECOND FLOOR | ATTIC

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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