

**31-32 HIGH STREET
BRECON
WALES**

Gross Internal Area

	Sq Ft	Sq M
BASEMENT 2	1299	120.68
BASEMENT 1	3428	318.46
GROUND FLOOR	5738	533.06
FIRST FLOOR	1908	177.25
SECOND FLOOR	820	76.18
Total	13193	1,225.63

Net Internal Area

	Sq Ft	Sq M
BASEMENT 2	1068	99.22
BASEMENT 1	2887	268.20
GROUND FLOOR	5569	517.36
FIRST FLOOR	1516	140.84
SECOND FLOOR	750	69.68
Total	11790	1,095.29

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	1162	107.95
Zone B	1119	103.96
Zone C	1066	99.03
Remainder	2222	206.42
Total	5569	517.36

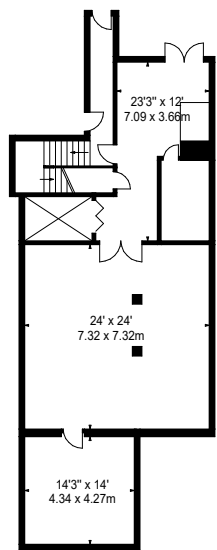
Frontages

	ft	m
Net Frontage	58"6"	17.83
Gross Frontage	70"0"	21.34

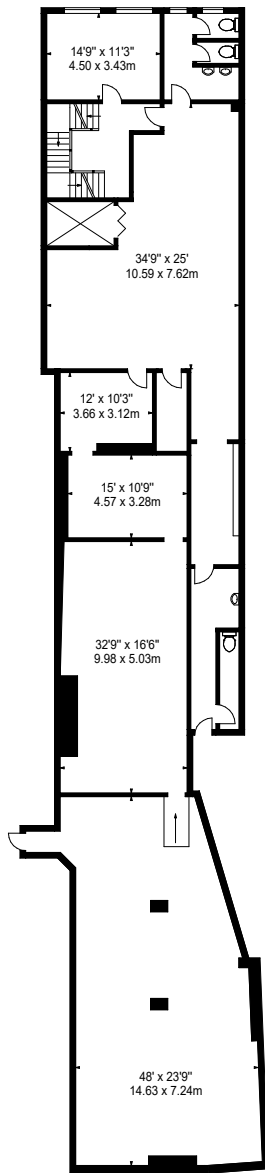


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31-Mar-25



BASEMENT 2



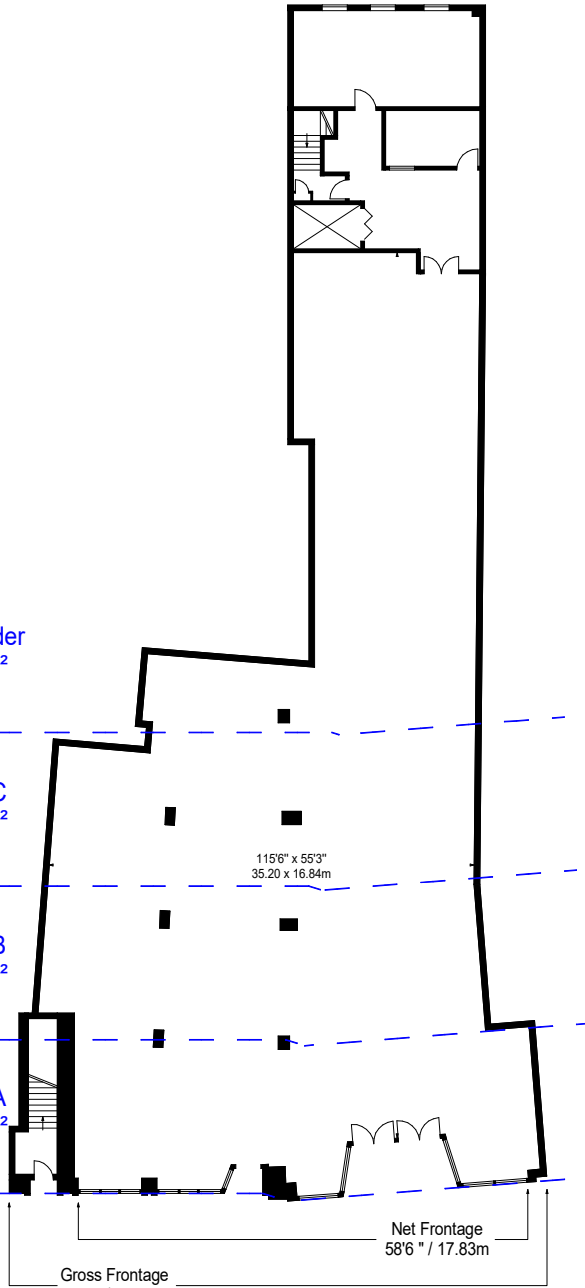
BASEMENT 1

Remainder
2222 ft²

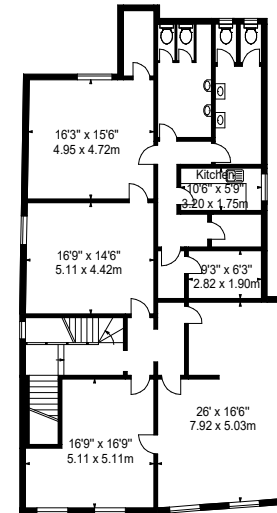
Zone C
1066 ft²

Zone B
1119 ft²

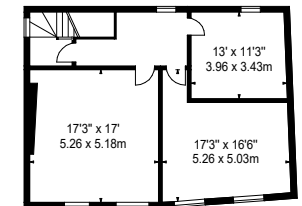
Zone A
1162 ft²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Property Details:	Surveyed and Drawn By:
31-32 HIGH STREET BRECON WALES LD3 7AP	BKR
SCALE - 1:300 @ A4	Hideaway Work Space 1 Empire Mews London SW16 2BF
REFERENCE NUMBER : 106872	Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
Plans Drawn: 31.03.2025	© BKR 2025

APPROX. NET INTERNAL AREA *
11790 Ft² - 1095.29 M²

APPROX. GROSS INTERNAL AREA *
13193 Ft² - 1225.63 M²