

Sales Particulars



‘Vacant Commercial/Retail Property With 4 Bedroom Family Home’

Swansea – Ref. MS 339



Price
Property: £189,000

Description: A very spacious detached property that is presently operating as a convenience stores with an off license and full lottery service. The business has been run down as the vendors are now retiring so the property is offered as vacant premises with no premium for the business to enable any purchaser to operate whatever business that the property could suit

(Subject to necessary change of use permissions being granted)

The premises would still suit a convenience stores, other retail uses, offices or of course an excellent spacious family home.

Location: The property is well situated at the heart of this popular village right next to the village junior school and on the outskirts of Swansea with excellent road links to the M4 motorway close by.

Our Opinion

This property is very well presented and would make an excellent family home with or without a business. The property is not open to offers as the selling price is below a realistic valuation for an early sale



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M N Archer trading as Arrow Business Sales

Premises:

This large spacious extended detached property of traditional build comprises of:

The Ground Floor

The shop area (approx.360 sq ft) is fully fitted out with the necessary trade shelving and racking. (These trade fitting are available under a separate negotiation with the vendors if required).

There is a separate shop to the side with its own access that was previously used as a video hire section (approx.130 sq ft)

To the rear of the shop is a small room used as a food preparation area and approx. 45 sq ft.

Further to the rear of the property is a large lounge with aspect to the rear garden and views. Also on this level is a room used as an office (approx.60 sq ft).

The Lower Ground Floor

Stairs from the lounge lead down to the lower ground floor. At this level there is A newly refurbished fitted kitchen approx.150sq ft, a utility room with patio doors access to the garden There is access to the cellar that contains the boiler and provides additional dry storage.

The First Floor

The first floor has four good sized bedrooms and a family bathroom. There is access to the loft that could be converted for further space.

Outside

There is a large garden to the rear of the property with good views .Next to and behind the garden is the local junior school.

There is a gated car port area to the side of the property and a dedicated loading bay to the front road.

Tenure:

Freehold

Rates: £TBA per year

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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