

Sales Particulars



'Commercial & Residential Investment'

Swansea Area Ref MS 346



Price

Freehold Property: £165,000

A business opportunity to acquire this substantial investment property with existing tenants on short term leases giving the alternative of using the property for other uses on the lease expiry.

Property:

The property is of traditional brick build and has a ground floor area of approx. 75 sq metres with a loft conversion to the first floor of a further 75 sq metres

The ground floor commercial area presently leased out on two short term leases, the first floor accommodation is also leased out on a short term basis.

The ground floor consists of a common entrance leading to the office area split into two suites. There is a storeroom, shared staff kitchen and staff toilet.

A separate front door leads up to the accommodation to the first floor consisting of a spacious two bedroom flat with a large living room with open plan kitchen, shower room and toilet. A feature of the flat is the exposed wood beams ceiling. The flat has the benefit of gas central heating via a combi boiler and roof windows.

Although the ground floor is presently let out as office space, the property would also suit retail use.

The property yields an income of £1025 per month.

Location: The property is well located within easy walking distance of the village main shopping and Commercial Street in this expanding popular village

Tenure:

Freehold



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www.Arrow-Business.co.uk

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Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales



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.

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