

Sales Particulars



‘Vacant Retail Shop/Office’

Swansea District MS 366



Price
Leasehold: £135 per week rent

Property:

A detached, mainly stone built property recently refurbished internally and externally. The main shop area, with partitioned office (approx.340 sq ft) has a commercial quality laminated floor and suspended ceiling with integral lighting.

There are two spot lit display windows (double glazed) with a double glazed entrance door. A door off from the shop area leading to a small kitchen fitted with a stainless steel sink unit and wall cupboards. There is a fire exit from the kitchen to a side alley. An internal staff toilet is also accessed from the kitchen. The property has the advantage of broadband and two telephone lines.

There is an attached garage with an up and over door that can be used for storage or car parking

The property is considered suitable for retail or office use.

Location: The property is very well positioned between the High Street and the main car park providing a high footfall. There is one hour parking allowed outside the shop.

Tenure:

Leasehold To be agreed
Rent: £135 per week
Rates: £1,200 per year (presently nil)



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www.Arrow-Business.co.uk

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

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 leasehold, 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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