

Sales Particulars



'Investment Opportunity'

Newport Ref MS 380



Price

Freehold Property: Offers over £400,000

Business: A redevelopment of a substantial building to a high standard into a 3 bed room flat, 2 bedroom flat and six bedsits together yielding a rental income of £860 per week on short term lets

Location: The property is located in a commercial and residential area very close to the city centre and in an ideal position to benefit from the proposed redevelopment of the docklands into waterside residential and commercial projects.

Tenure:

Freehold

Rates: £900 per year

Income:

The bedsits are rented out inclusive of utilities. The costs to the owner of supplying these are approx £350 per month for gas and electricity and £1,000 per year for water



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

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Premises:

The property was originally the City Police Station built circa 1900 with approx. 6000 sq ft and is very well built. The premise retains some of the original features.

The two storey property is accessed via the front main door. This leads to the entrance hall on to the ground floor bedsit, the two bedrooms flat, a communal kitchen and a communal lounge. Stairs lead up to the first floor with 5 further bedsits.

A further set of stairs from the ground floor lead up to the spacious three bed room flat.

The property is double glazed. The bedsits have shared heating whilst the flats have their own heating systems

Rear view**Communal lounge****3 bed lounge****Communal kitchen**

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, goodwill, 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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