

# Sales Particulars



## 'Vacant Workshop/Storage Facility/Residential Redevelopment'

Llanelli Ref MS 387.



Price

**Freehold Property: £149,950 (reduced from £185,000)**

- Town Centre Location
- Front & rear access
- Suitable for dual occupation
- Residential redevelopment potential
- Approximately 8,000 square feet



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[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

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

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N.M Archer trading as Arrow Business Sales

**Description:** A substantial building suitable for a variety of uses. (MOT Station, Garage, Builder's depot, storage, distribution etc)

There is the opportunity to purchase an additional plot of land adjacent to the property (approx 2,000 sq ft) that would increase the footprint and allow for expansion.

The property, including the additional land, has had the benefit of outline planning for redevelopment to residential and commercial use.

**Location:** Well located close to the town centre.

**Tenure:**

Freehold

Rates:

Front Section 2011/12 RV £6900 £221 payable

Rear Section 2011/12 RV £5200 £834 payable

**Premises:**

The industrial unit is on a split level with sliding door entrances both sides of the building. Internally there are offices and toilets

The unit offers approx.8, 000 sq ft overall.

The configuration of building would allow the property to be used in total or to operate as two independent units. Both units would have their own offices and toilets.

**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 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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