

Sales Particulars



'Buy to Let Shop with 2 bed flat over

Llanelli Ref MS 390 **Drastically Reduced to sell**



Price

Freehold Property: £89,995 Or Near Offer

Business: A 'Buy to Let' commercial and residential property previously operating as a Post Office. The property has a lock-up retail or office premises to the ground floor with a self-contained two bedroom flat to the first floor. The property price has been slashed for a quick sale.

The shop is rented out on a yearly lease for £260 per month and the flat has an income of £340 per month on a short term lease. The income equates to almost 8.25% yield on the property price

The premises are suitable for most retail or office uses (subject to the necessary permissions being granted)

Location: The property is well located amongst other retail, commercial and residential properties on a busy road and close to the town centre.

Premises:

Good sized sales shop (approx.300 sq ft) fitted with slotted walls for display. There is a suspended ceiling fitted with integral lighting units. The entrance is fitted with a security gate. At the back of the shop there is a storeroom (approx.100 sq ft), a small kitchen area and a staff toilet. There is access to the rear yard that in turn has access to a rear lane.



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M N Archer trading as Arrow Business Sales

Accommodation:

The flat over is accessed via a front UPVC door with stairs up to the first floor, There are two bedrooms, bathroom, separate toilet, a lounge and a kitchen/diner.

The flat is rented out (£400 per month) on a short term lease.

Tenure:

Freehold

Business Rates: £TBA per year (Free until 1st October 2012)



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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