

# 'Mixed Commercial/Residential Redevelopment Opportunity'

Llanelli

Ref MS 359



**Price**  
**Property: circa £550,000**

A rare opportunity to acquire a town centre redevelopment site. Outline planning has been granted for a mixed development of apartments and commercial/retail. (With provision for parking) has been passed by the local planning authority

Due to the convenient location of the complex, within easy walking distance of the town centre and amenities the development could suit retirement use.

The existing retail newsagents, with off license and full lottery service approx.500 sq .ft has a GP of circa £100,000 pa.

The new 2,000 sq ft retail unit will provide the opportunity to introduce a full convenience foods operation which will grandly enhance the turnover/profit. When fully operational the estimated value of this new retail unit will be approx. £350,000

**Location:** Well located very close to the town centre and all facilities.

**Premises:**

Existing premises consist of a shop unit and a light industrial unit. The total ground area is approx. 11,000 sq ft .The plan calls for the demolition of these existing properties.

**Tenure:**  
Freehold



**Viewing:** This is a confidential sale. Please respect the vendor's wishes. 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 424411 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.

