

## 'Vacant Shop with 2 bed flat over'

Llanelli Ref MS 390



### Price

**Freehold Property: £139,950**

**Business:** A vacant 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 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.

### 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 (£360 per month) on a short term lease.

### Tenure:

Freehold

Rates:

£TBA per year



**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 424411 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.