



Retail (EPC Rating:) Freehold

COLLEGE STREET, AMMANFORD, SA18 3AF

Offers In The Region Of

£165,000

null Bedroom Retail located in Ammanford

A substantial Mid Terrace Investment Property located in a prominent position in Ammanford Town Centre. The rooms are arranged over 4 floors.

No.2 College Street consists of retail space and office on the ground floor with 4 rooms, 2 kitchens and 2 cloakrooms on the first floor and a further 3 rooms located on the second floor. EPC- C75

No.2A College Street consists of retail space, office and cloakroom on the ground floor with 3 rooms located on the lower ground floor. EPC- C74

First Floor Offices - EPC- E109

No.2 College Details

Currently vacant

Ground Floor

24'11" x 13'1"

With large window to the front and office space to the rear.

First Floor

Room 1

16'4" x 13'1"

With rear window

Room 2

12'5" x 9'10"

With front window

Room 3

16'4" x 9'10"

Kitchen

9'10" x 7'6"

With bade units and stainless steel sink unit with mixer taps.

Cloakroom

With low level flush WC and pedestal wash hand basin and steps leading up to.....

Room 4

13'1" x 10'5"

With front window

Second Kitchen

13'1" x 6'6"

With base units and stainless steel sink unit with mixer taps.

Second Cloakroom

With low level flush WC and pedestal wash hand basin,

Stairs leading to....

Second Floor

Room 5

12'1" x 13'1"

With velux window

Room 6

19'8" x 9'2"

With velux window

Room 7

19'8" x 9'2"

With velux window

No.2A College Street

Currently vacant

Ground Floor

Front entrance door leading into retail space.

Retail Space

32'9" x 16'4"

With large window to the front.

Office Space

13'1" x 7'10"

With window to the rear.

Cloakroom

With low level flush WC and pedestal wash hand basin.

Lower Ground Floor

With stairs leading from ground floor.



Room 1

13'1" x 6'6"

With storage space

Room 2

13'1" x 13'1"

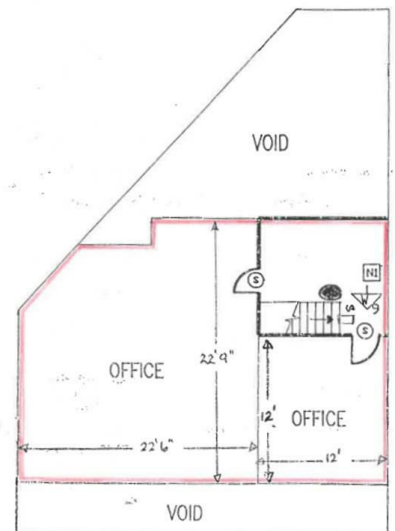
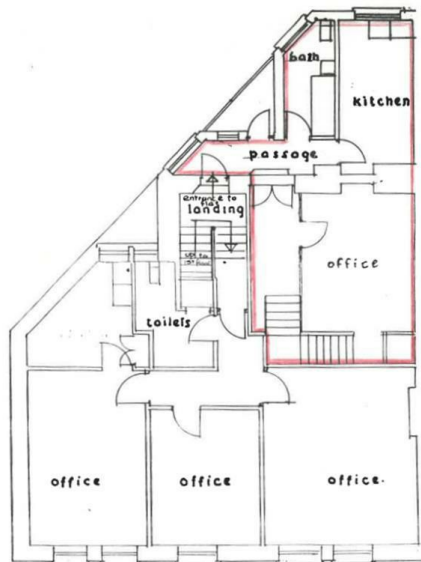
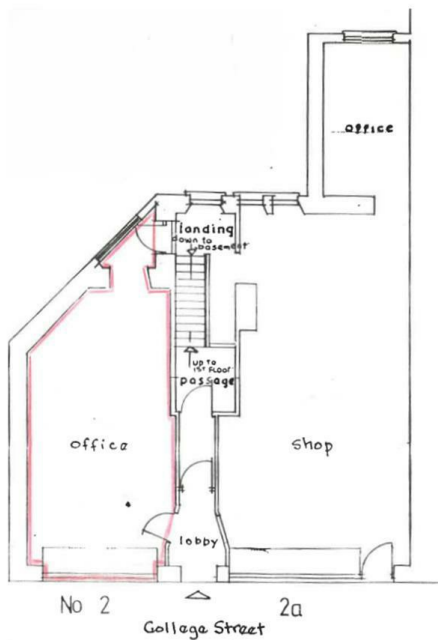
With storage space

Room 3

9'10" x 9'10"

With storage space and door leading to delivery area.

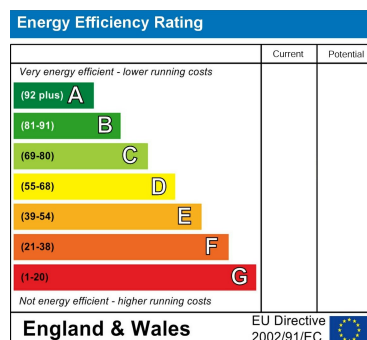




Council Tax Band

Exempt

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.