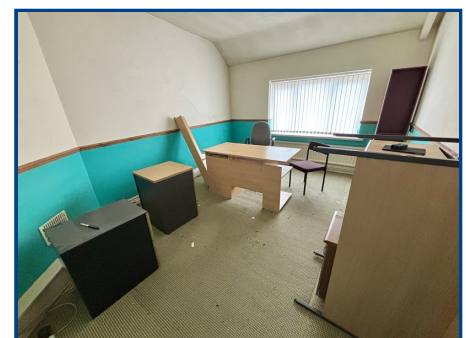
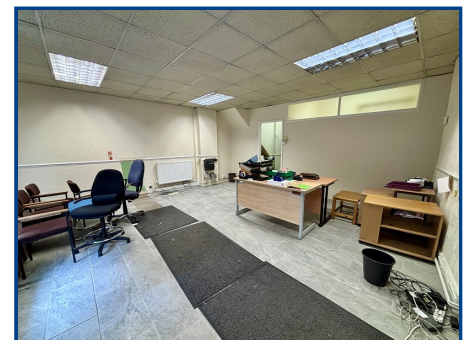


**James Street
Pontardawe
Swansea**

Price **£120,000**



- Two storey commercial premises
- Central trading location
- Previously used as office space
- Four rooms on first floor
- Main shop front with display windows
- Computer & telephone points
- Parking to rear of property
- No chain
- Not a going concern

General Description

A two storey commercial premises located in a prime trading position in the heart of Pontardawe town. The property's internal layout consists of front shop area, two office rooms, kitchen area and a W.C., to ground floor. There are four offices/rooms at first floor level and parking for several vehicles to the rear of building. The property could potentially suit a number of business depending on necessary planning consents.

James Street, Pontardawe, Swansea, City And County of Swansea.

Property Description

A two storey commercial premises located in a prime trading position in the heart of Pontardawe town. The property's internal layout consists of front shop area, two office rooms, kitchen area and a W.C., to ground floor. There are four offices/rooms at first floor level and parking for several vehicles to the rear of building. The property could potentially suit a number of business depending on necessary planning consents.

Agents Note

building sold as a whole, business not a going concern.

Parking

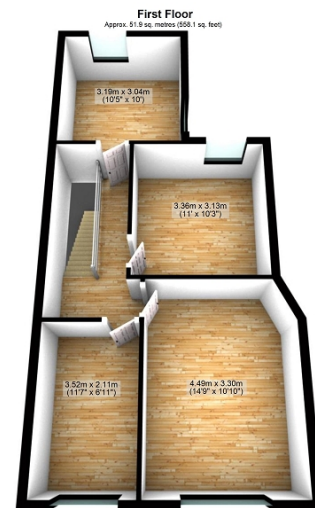
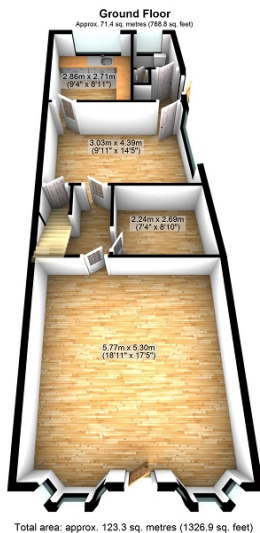
Off road parking to the rear of building for several vehicles.

Tenure

Freehold

Council Tax

Not Specified



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.