



**High Street
Llandovery
Carmarthenshire.**

Price **£120,000**

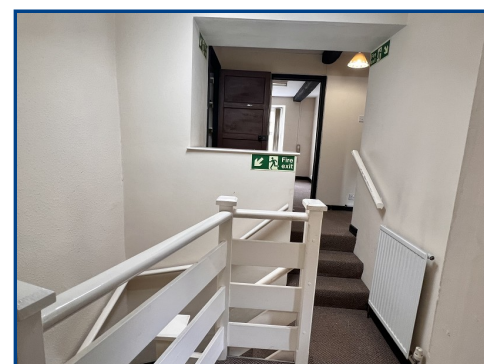


- A Substantial Commercial Property
- Office Space Arranged Over 3 Floors
- Prime Town Location Fronting A40 Trunk Road
- In Need Of Renovation
- Rear Courtyard and Walled Garden

General Description

A substantial business premises located in a prime location on the main A40 through the market town of Llandovery. The spacious property which is need of renovation comprises 7 offices and reception room and arranged over 3 floors.

EPC Rating: D94



Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@ctf-uk.com**

Important notice

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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.

High Street, Llandovery, Carmarthenshire.

Property Description

A substantial business premises located in a prime location on the main A40 through the market town of Llandovery. The spacious property which is need of renovation comprises 7 offices and reception room and arranged over 3 floors.

Llandovery is an ancient market town situated on the A40 trunk road which offers shopping facilities together with post office, butchers, patisserie, library, supermarket, swimming pool, doctors surgery, cottage hospital, local authority junior school and the renowned Llandovery College. The Heart of Wales railway station provides services to Swansea and Shrewsbury is also within close proximity. Llandovery attracts large number of tourists and visitors who supplement the all year round activity.

Reception Room (15' 08" x 10' 05" Max) or (4.78m x 3.18m Max)

With radiator and beamed ceiling.

Office 1 (13' 08" x 10' 01") or (4.17m x 3.07m)

Including storage cupboard. Worcester gas fired boiler. Radiator. Access hatch to roof space.

Rear Hallway

With staircase to first floor. Understairs cupboard. Shelved cupboard. Radiator. Door to rear.

Office 2 (15' 10" x 10' 09") or (4.83m x 3.28m)

With open fire in brick surround and alcove shelving to either side. Beamed ceiling. Radiator.

Office 3 (13' 04" Max x 9' 02") or (4.06m Max x 2.79m)

With radiator.

First Floor

Landing

Split landing with roof light. Storage cupboard. Store room. Stairs to second floor.

High Street, Llandovery, Carmarthenshire.

Kitchenette (8' 09" x 6' 02") or (2.67m x 1.88m)

With stainless steel sink, radiator and roof light.

Toilets

2 separate toilets with low level wc's, wash hand basins and radiators.

Office 4 (11' 07" x 8' 04") or (3.53m x 2.54m)

With storage cupboard. Radiator.

Office 5 (12' 11" Max x 11' 06") or (3.94m Max x 3.51m)

Being dual aspect with storage cupboards. Radiator.

Second Floor Landing

Office 6 (15' 08" x 10' 08") or (4.78m x 3.25m)

With storage cupboard. Shelving. Radiator.

Office 7 (11' 01" x 10' 00") or (3.38m x 3.05m)

With radiator.

Externally.

With side pedestrian access to rear courtyard leading to spacious walled garden.

Services

With mains water, electricity, drainage and gas.

Rateable Value

£7100pa

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

