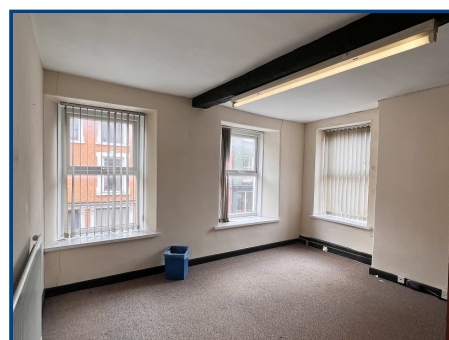
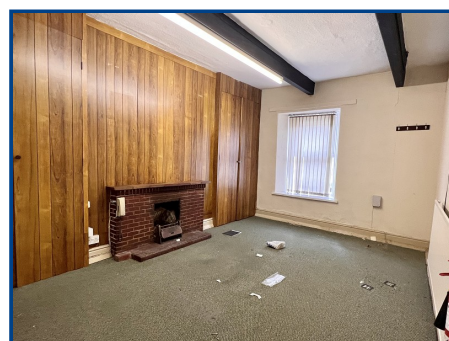


**High Street
Llandovery
Carmarthenshire.**

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 in need of renovation comprises 7 offices and reception room and arranged over 3 floors.

EPC Rating: D94

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 in 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.

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.

Services

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.