

**UPON INSTRUCTIONS OF S A BRAIN
AND COMPANY LIMITED
CIRCLES
10 PARK STREET
LLANELLI**



17 st. andrews crescent,
cardiff cf10 3db
t: 029 2064 0055
f: 029 2064 0077
e: property@rawlinsmadley.com
www.rawlinsandmadley.com



**A VACANT THREE STOREY FORMER PUBLIC HOUSE LOCATED
WITHIN LLANELLI TOWN CENTRE REQUIRING EXTENSIVE
REFURBISHMENT AND OFFERING THE OPPORTUNITY FOR A
NUMBER OF ALTERNATIVE USES SUBJECT TO OBTAINING THE
APPROPRIATE PLANNING PERMISSION.**

OFFERS IN EXCESS OF £225,000, SUBJECT TO CONTRACT

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)

SITUATION:

The property is located on the eastern side of Llanelli Town Centre adjacent to the bus station and St. Elli Shopping Centre.

Access onto Junction 48 of the M4 motorway lies within 4 miles to the north-east with the Capital City of Cardiff approximately 55 miles to the east, Swansea City Centre within 12 miles to the south-west and Carmarthen Town Centre approximately 18 miles to the north-west.

DESCRIPTION:

The property comprises a redundant 2/3 storey semi-detached/end of terrace property located on the corner of Park Street. No internal inspection of the property has been carried out for the purposes of the preparation of these sales particulars.

The property last operated as a Public House.

LICENCE:

There is no current licence attached to the property.

GRANTS:

The property lies within the proposed Llanelli Eastern Quarter Draft Development Brief and located within an area that has been identified for significant redevelopment.

Carmarthenshire County council have confirmed that the property may be eligible for an Urban Conversion Grant and/or a Town Improvement Grant.

For further details contact Sarah Charles or Andrew Davies at the Economic Development Division of Carmarthenshire County Council on: 01554 742 222.

TENURE:

Freehold.

VIEWING:

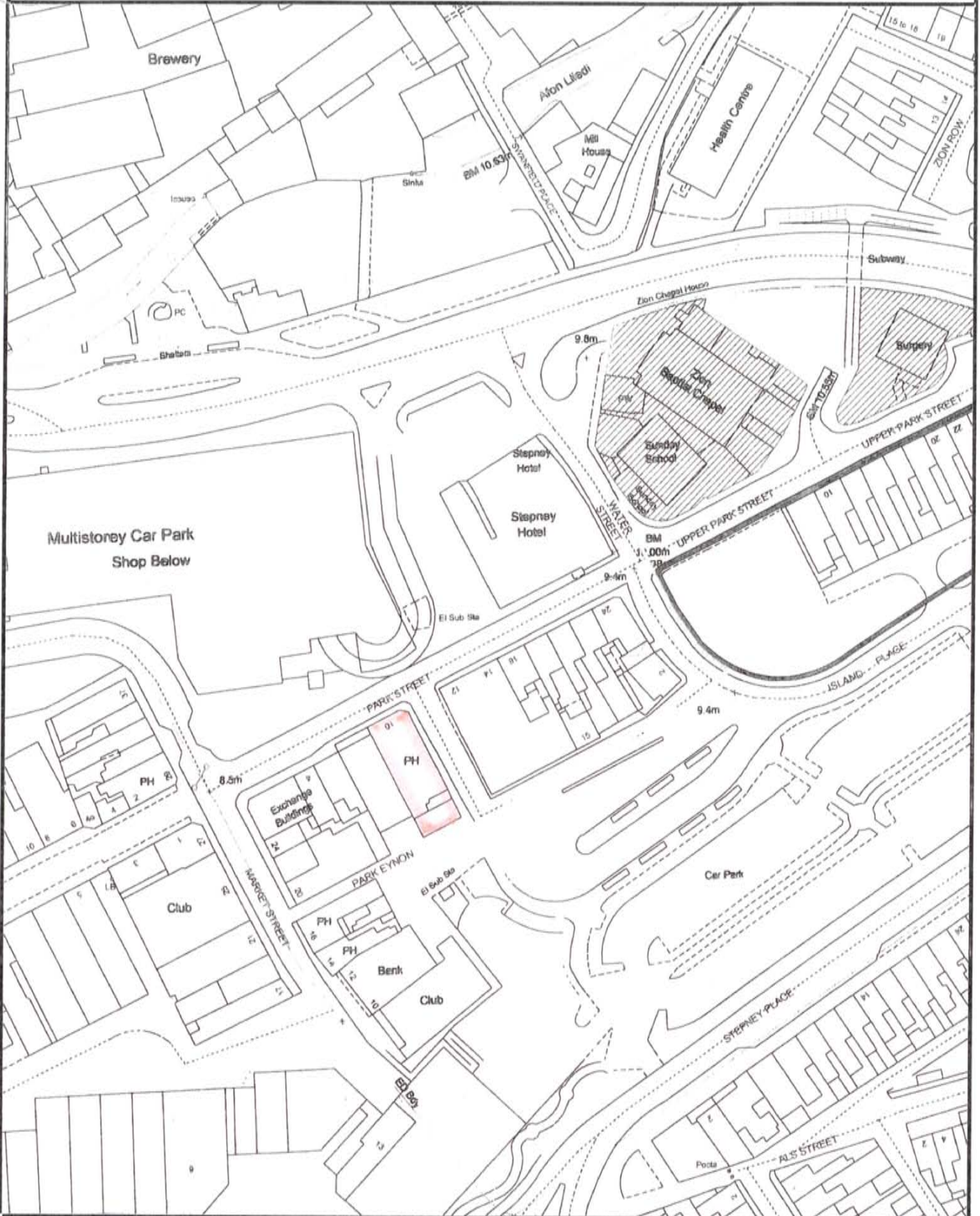
It is envisaged that specific date(s) will be arranged for an internal viewing of the property.

PRICE:

Offers in excess of £225,000, subject to contract.

FURTHER DETAILS: Please contact Paul Madley of Rawlins and Madley, 17 St Andrews Crescent, Cardiff, CF10 3DB. Telephone No: 029 2064 0055.
E-mail: paul@rawlinsmadley.co.uk **SUBJECT TO CONTRACT**

LOCATION PLAN



Plan Number:

Licence Number: ES 100011858

Based upon the Ordnance Survey Map
with the sanction of H. M. Stationery Office.

FOR IDENTIFICATION PURPOSES ONLY



Rawlins & Madley

CHARTERED SURVEYORS