

# For Sale Investment Opportunity

**139 Rhos Maen Street, Llandeilo, SA19 6EN**

- Income producing investment opportunity in established attractive rural town
- Freehold property located on main street in prominent position at entrance to town
- Ground and first floor let with upper floor vacant possession



## Location

Llandeilo is a small rural town in the County of Carmarthenshire located approximately 16 miles to the West of Carmarthen some 25 miles North of Swansea.

The town has a resident population of circa 2,000 people but is a popular tourist location, positioned on the Western point of the Brecon Beacons National Park.

The subject property is situated on Rhos Maen, positioned at the entrance to Llandelilo, forming one of most visible properties in the town. The property is positioned at the junction with Abbey Terrace and forms an end of terrace building.

## Description

The property is built of a rendered block construction, built over 3 storeys with a pitched slate roof, and provides ground floor retail area with upper floor ancillary and office accommodation.

The ground floor is currently let as a Coffee Shop with a glazed frontage onto Rhos Mean, providing internal seating area, counter server and ancillary stores. There is stair access to upper floors.

The upper floors provide extra seating and WC facilities with the upper floor providing refurbished open plan office accommodation. It is proposed the top floor will be provided vacant on sale.

## Accommodation & Rateable Values

Areas are measured on a GIA basis, taken from plan.

Floor	Sq Ft	Sq M	Rateable Value
1st Cafe	438	40.70	£3,550
1st Store	127	11.77	£720
141	703	65.29	£3,250
Upper 139 Stores	169	15.69	£960
Ground 139	1,149	106.75	£11,750
<b>TOTAL</b>	<b>2,586</b>	<b>240.2</b>	<b>£20,230</b>

## Lease Details

The tenant in occupation of the ground and part first floors operates a coffee shop.

We are advised that the tenant pays an annual rental of £18,000 pa for this demised area.

The upper floor is owner occupied and will be provided with vacant possession on completion of a sale.

## Sale

The property is available sold subject to the occupational lease noted above.

Sale price on application to agents.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC Rating

Further information on EPC and recommendation report available on request.



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