

Substantial former Bank premises. Llandeilo town centre. Carmarthenshire.



Former Barclays Bank 46 Rhosmaen Street, Llandeilo, Carmarthenshire.

SA19 6HF.

£200,000

C/2313/RD

**** Substantial former Bank premises ** Suitable for a range of different uses including A1, A2, A3, B1, B2, B8 and also residential use (stc) ** Set within a large plot with private parking ** Excellent roadside frontage ** Prominent town centre premises ** Ideal apartment conversion opportunity or mixed use with commercial on ground floor (stc.) ** Attention investors ** One of the largest commercial premises on this popular town centre thoroughfare ****

**** A GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated along Rhosmaen Street within Llandeilo town centre with immediate road frontage and off-road parking opportunities. Llandeilo offers a wealth of traditional high street offerings as well as popular primary and secondary schools, employment opportunities and is recognised as one of the most desirable towns in Wales. The town has excellent road connections



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ABERAERON
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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ACCOMMODATION

The accommodation provides:

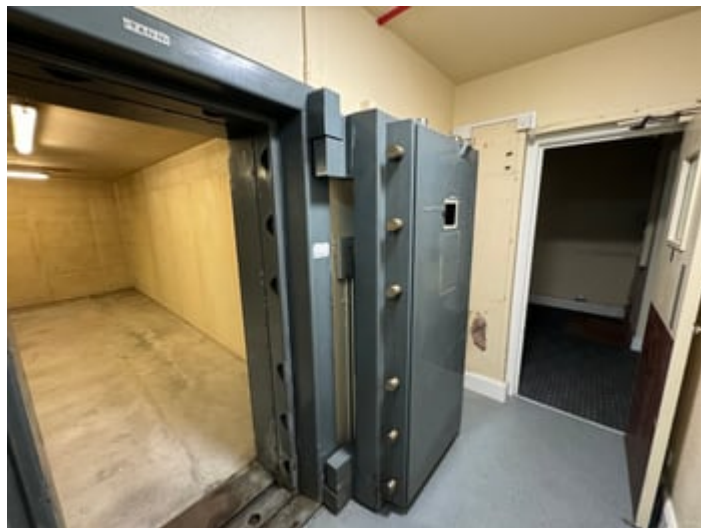
Front Vestibule

Accessed via hardwood door with glass door into:

Shop Front



Safe



12' 1" x 19' 9" (3.68m x 6.02m) with 7'4" ceiling height, steel door to front.

Kitchen



16' 9" x 11' 8" (5.11m x 3.56m) with a range of white base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, tiled splashback, multiple sockets, heater, side windows.

Inner Hallway

Cloakroom

With Belfast sink.

Boiler Room

With Ideal Mexico oil boiler, multiple sockets, side window, heater.

Store Room

Rear window, heater.

Rear Office

13' 2" x 12' 2" (4.01m x 3.71m) rear window and fire escape to car park and side driveway, 2 x radiator.

Front Office1

16' 3" x 13' 7" (4.95m x 4.14m) 2 x window to front, 2 x radiator.

Open Plan Office and Kitchen Area**MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised the property benefits from mains water, electricity and drainage. Electric central heating.

Rateable Value - £14,500.

Directions

The property is situated along Rhosmaen Street in a central position within Llandeilo town centre.

For further information or to arrange a viewing on this property please contact :

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