

Substantial former Bank premises. Llandeilo town centre. Carmarthenshire.



46 Rhosmaen Street, Llandeilo, Carmarthenshire. SA19 6HF.

£210,000

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 to Carmarthen and the M4 as well as Cross Hands and Swansea. Cardiff city centre is just over an hours drive from the property.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

ACCOMMODATION

The accommodation provides:

Front Vestibule

Accessed via hardwood door with glass door into:

Shop Front

38' 4" x 15' 4" (11.68m x 4.67m) with side glass door and disabled access ramp, side storage room with former cash point to front, part tiled flooring and part carpet flooring, heater, multiple sockets, high level rear windows.



Side Office 1

10' 1" x 12' 7" (3.07m x 3.84m) window to front, multiple sockets, heater.

Office/Store

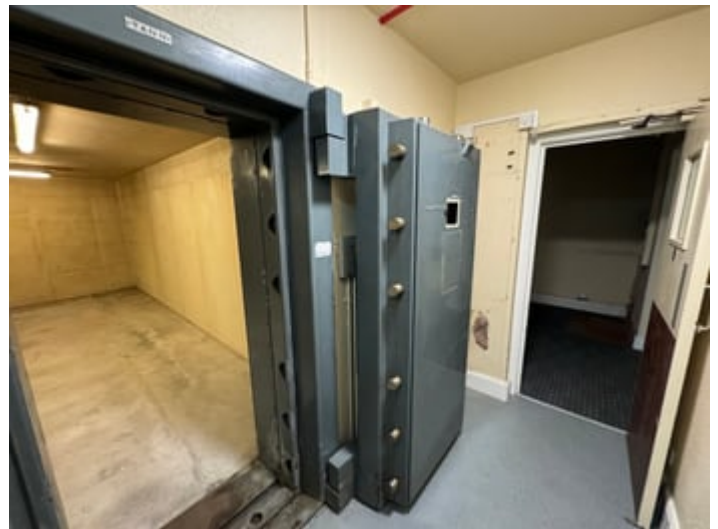
8' 7" x 9' 7" (2.62m x 2.92m) last used as part of the staff room, heater.

Rear Inner Hallway

With rear courtyard access.

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



With original painted staircase to first floor.

Service Room

Housing gas boiler, BT point, electric circuit board.

Front Office 2

12' 4" x 17' 8" (3.76m x 5.38m) 2 x window to front, heater, multiple sockets.



FIRST FLOOR

Landing

Accessed via original staircase, radiator, skylight over.



Gents WC



12' 8" x 6' 3" (3.86m x 1.91m) with urinals, single cubicle, 2 x

single wash hand basin, side window, radiator.

Female WC

8' 8" x 16' 8" (2.64m x 5.08m) with 2 x cubicles, 2 x single wash hand basin, side window.



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

30' 3" x 12' 9" (9.22m x 3.89m) with windows to front overlooking the adjoining street, 4 x radiator, range of base and wall units, stainless steel sink and drainer with mixer tap.





EXTERNAL

To Front

The property is approached from the Rhosmaen Street with 2 separate access points leading through



To Rear

a large tarmacadam rear driveway and parking area with space for 4+ vehicles to park securely.



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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]

