

For Sale

MIXED USE

Garden Centre with Land

Swiss Valley Garden Centre, Felinfoel Road, Llanelli, SA14 8NJ



- 1 Acre (0.48 Ha)
- Garden Centre showroom with cafe
- Forecourt car parking
- Close to Llanelli



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Location



The property is located approx 3 miles North East of Llanelli Town Centre, fronting Felinfoel Road which leads through the residential suburb of Swiss Valley. Crosshands lies approx 7 miles to the North, with J48 of the M4 motorway lying approx 4 miles to the East.

Description

The premises comprises a garden centre, which is an L shaped aluminium framed building, with a front brick facade. Adjacent to the garden centre is a brick front constructed tea room area, together with offices.

To the rear of the main retail unit comprises two aluminium structures together with open sales area.

Access to the property is via a shared access road. A forecourt car parking and loading area exists to the front of the property.

Accommodation

Total site area 1 Acres (0.41 Ha).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Service Charge

A service charge maybe levied in relation to the maintenance of the joint shared access road.

EPC

EPC Ref No: 0930-9906-0302-4920-9050.

Tenure

Freehold.

Price

Offers in the region of £375,000.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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October 2014

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