

Former Llanelli & County Liberal Club

39 Murray Street Llanelli, SA15 1BQ

BP2

Commercial Property
& Development Land



FOR SALE

6,159 SQ FT
(572.19 SQ M)

OFFERS IN THE REGION OF
£150,000

Freehold, Former Members
Club with Vacant Possession.

- Prominent 3 storey property on town centre fringe
- Freehold opportunity with vacant possession
- Refurbishment potential (subject to planning)
- Suitable for a variety of commercial, residential or mixed-use schemes (STP)
- 6,159 sq ft GIA

Summary

Available Size	6,159 sq ft
Price	Offers in the region of £150,000
Rates Payable	£4,317.20 per annum
Rateable Value	£8,600
VAT	We understand the property is not registered for VAT, but interested parties should make their own investigations.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The former Llanelli & County Liberal Club comprises a substantial end of terrace former members' club arranged over multiple floors within a prominently positioned town centre building fronting Murray Street, Llanelli.

The property is of traditional construction beneath pitched and flat roofs. Elevations are rendered with the front elevation having character features. Side and rear access are provided.

The accommodation provides a range of former club and ancillary areas including bar/function rooms, office/storage accommodation and ancillary facilities.

The building is currently vacant and requires refurbishment. However it offers significant refurbishment and redevelopment potential, subject to the necessary statutory consents. The property may suit a variety of alternative uses including residential conversion, mixed-use redevelopment, offices, leisure or community-based uses.

Location

The property is situated on Murray Street within Llanelli town centre, in the County of Carmarthenshire. Llanelli is a well-established commercial and residential centre located approximately 12 miles north-west of Swansea and benefits from good road connectivity via the A484 and M4 motorway corridor.

The surrounding area comprises a mixture of commercial premises, social clubs, retail units, residential accommodation and public sector occupiers. Llanelli Railway Station is within walking distance, providing regular services to Swansea, Cardiff and West Wales destinations. The bus station is also within easy walking distance.

The property occupies a prominent roadside position close to Llanelli town centre amenities, public transport links and established commercial and residential occupiers.

Specification

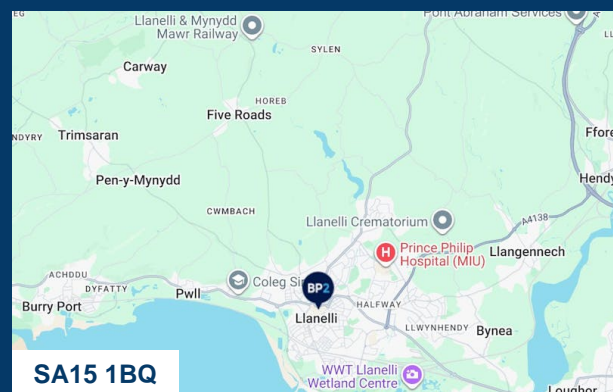
Features include;

- Ground floor entrance lobby/reception area
- Ground floor bar and lounge accommodation
- First floor function facilities
- Kitchen/cellar/storage facilities
- Office, ancillary rooms and a variety of W.C facilities
- Upper floor ancillary accommodation
- Mixture of suspended and surface mounted lighting
- Timber framed windows
- Plaster painted walls and ceilings
- Predominantly carpeted/vinyl floor coverings

Services

Mains supply of gas, water and electricity are connected to the property.

Interested parties should make their own investigations as to the adequacy of these



Viewing & Further Information



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services for their intended use.

EPC

An EPC has been commissioned and will be available shortly.

Tenure

Freehold with vacant possession.

Planning

Property until recently has been in use as a members club and we understand this is the consented use of the property.

Interested parties should make their own investigation of Carmarthenshire County Council planning department in respect of alternative uses.