



66 Station Road, Burry Port, SA16 0LW

FOR SALE - Ground Floor A1 Retail Unit with 3-bedroom apartment. Redevelopment potential, subject to planning.

Summary

Tenure	For Sale
Available Size	1,937 sq ft / 179.95 sq m
Price	Offers in the region of £200,000
Business Rates	Upon Enquiry
EPC Rating	E

Key Points

- Prominent high street location
- Self contained A1 retail unit
- Generous 3 bedroom apartment to the upper floors.
- Large rear storage area with redevelopment potential.
- Harbour Views

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Summary

Available Size	1,937 sq ft
Price	Offers in the region of £200,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises a self-contained A1 retail unit with extensive residential accommodation arranged over three floors.

The ground-floor retail unit was formerly used as Butcher's, comprising a sales area together with ambient storage to the rear.

The upper floors comprise a three-bedroom apartment with access via the shop and rear access lane with hallway, lounge, kitchen, WC, shower, and gas central heating. The property has potential for redevelopment - subject to planning.

Location

Burry Port is a harbour town in Carmarthenshire. Situated just off the A484, Burry Port provides direct road access to the nearby town of Llanelli (approx. 5 miles east) and the regional centre of Carmarthen (approx. 15 miles west)

The nearby M4 motorway, accessible via Junction 48 at Hendy (approx. 20 minutes by car), provides a direct route to Swansea (approx. 30 minutes), Cardiff (approx. 1 hour)

Viewings

Strictly by prior appointment with the sole agents, RJ Chartered Surveyors.

Terms

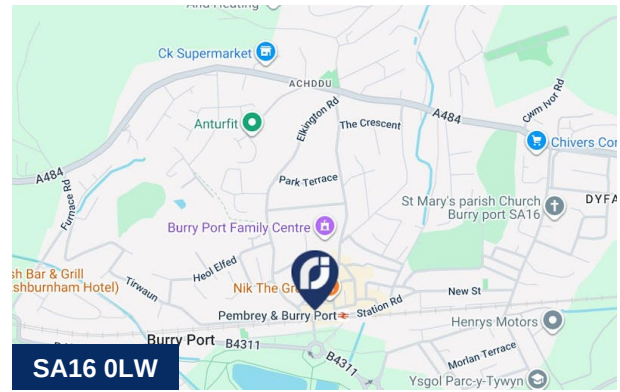
Offers are invited in the region of £200,000 for our client's freehold interest in the property.

Anti Money Laundering.

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Council Tax

We are advised that the property is eligible for council tax and not Business Rates.



Viewing & Further Information



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