

46 Murray Street

Llanelli, SA15 1DJ

**Rees Richards
& Blyth**

commercial | residential | rural



FOR SALE

2,188 SQ FT
(203.27 SQ M)

OFFERS IN THE REGION OF
£100,000

Freehold, Three Storey
Town Centre Property with
Dual Frontage, Rear Parking
and Vacant Possession

- Freehold, end-of-terrace, three-storey town centre property
- Prominent corner position with dual frontage
- Character ground floor with exposed stone walls and timber beams
- Flexible upper floors suitable for commercial, residential or mixed use - STP
- Dedicated parking space to the rear
- Offered with vacant possession

reesrichardsblyth.co.uk

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Summary

Available Size	2,188 sq ft
Price	Offers in the region of £100,000
Rates Payable	£4,417.60 per annum Rates payable are £2,208.80 per annum once SBRR is applied
Rateable Value	£8,800
VAT	Applicable
EPC Rating	Upon enquiry

Description

46 Murray Street is a freehold, end-of-terrace, three-storey property in a prominent corner position in Llanelli town centre. It is of rendered construction beneath a pitched slate roof.

The ground floor, most recently used as a bar and salon, provides an open-plan trading area of approximately 628 sq ft with exposed stone walls, timber beams and floorboards, together with a rear room, hallway and WC. The first and second floors provide nine further rooms and a bathroom, offering flexible accommodation that could suit continued commercial use or conversion to alternative uses, subject to the necessary consents. One private parking space is provided to the rear.

Location

Llanelli is well connected via the A484 and A4138 link road to the wider region and to the M4 motorway. Llanelli railway station provides services on the Great Western Main Line towards Swansea, Carmarthen, Cardiff and London. The Millennium Coastal Park, the Wales Coast Path and Parc y Scarlets add to the town's ongoing regeneration and its appeal as a place to live and work.

Accommodation

Name	sq ft	sq m
Ground - Ground Floor	857	79.62
1st - Consultation/Treatment Rooms	822	76.37
2nd - Staff Welfare / Living Accommodation	509	47.29
Total	2,188	203.28

Specification

- Open-plan ground floor
- Exposed stone walls, timber-clad walls and exposed ceiling beams
- Fitted bar counters and shelving
- Ground floor WC
- Internal staircase serving all floors
- First floor of six treatment/consultation rooms
- Second floor of three rooms, with kitchen and bathroom
- Gas central heating to the first and second floors
- One private parking space to the rear

Tenure

Freehold sale - Asking price £100,000 (excl VAT)

We are advised VAT is applicable to this transaction.



Viewing & Further Information



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