

Ref: 0cro74

Crown Garage, High Street, Llandovery, Carmarthenshire, SA20 0DD

**Established Commercial Premises.
Currently an Automotive Repair Garage, Formerly a Post Office Sorting Office, but
equally suitable for a range of Business and Retail uses (subject to planning)**

Within easy walking distance of all town amenities.

frontage to Llandovery, High Street (A40), Llandeilo 12 miles, Brecon 21 miles, Carmarthen 27 miles.



An established business premises which was formerly the town Post Office sorting office and currently provides a garage repair business and valet and car wash. Energy Performance Asset Rating: E.

Facilities: Reception, Managers Office, Garage and Workshop, Valet and Washing Bays, Store Rooms, Staff Kitchen, Rest Room, Waiting Room & W.C.'s.

Externally: Large secure yard with parking for circa 20 vehicles and direct access onto the A40 trunk road.

Location: The friendly and attractive old market town of Llandovery enjoys a lovely setting in the picturesque Towy Valley surrounded by rolling hills near the glorious landscapes of the Cambrian uplands and Brecon Beacons National Park. This popular town has a mix of Georgian and Victorian architecture, Norman Castle ruins, a Heritage Centre and a public school (Llandovery College). There is a good selection of shops, a supermarket, post office, banks, hotels, cafes, restaurants, pubs, swimming pool, doctor's and dentist's practices, small cottage hospital, primary school (a new secondary school will be opening in Llandeilo in Sept 2016), bus service, and railway station on the scenic Heart of Wales line (from Shrewsbury to Swansea with links to London). The High Street is part of the A40 road providing a route across south-west Wales and to England and the A483 also serves the town (Swansea-Chester). There are opportunities for plenty of outdoor activities in the area and numerous places to visit within easy driving distance. Access to the A48/M4-link road is about 21 miles away and the county town of Carmarthen is 27 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station.

Guide Price: £195,000

BUSINESS PREMISES:

Ground Floor –

RECEPTION:	8'10" x 6'6".
MANAGERS OFFICE:	10'10" x 9'4".
DISABLED/LADIES W.C.:	Wash hand basin and W.C.
GARAGE/WORKSHOP :	50' x 33'. Two vehicular doors to the yard.
CAR WASH AND VALETING BAY:	30' x 20'6". Vehicular folding door to the yard.
STAFF KITCHEN:	11'6" x 8'3'. Unit with kitchen sink and electric hob.
GENTS W.C.:	12'8 x 5'. Two urinals, two wash hand basins and W.C.
REST ROOM:	13'3" x 8'.
LOBBY:	Staircase to the mezzanine first floor and door to the boiler cupboard.
BOILER CUPBOARD:	Grant oil fired boiler.

First Floor –

The staircase from the lobby leads to a mezzanine floor with large secure store room.

STORE ROOM: 32' x 15'.

EXTERNALLY: A large secure gated yard with designated parking for 20 vehicles.

SERVICES: We understand that the property is connected to mains water, mains electricity, oil fired central heating and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

BUSINESS RATES: We understand that the business rateable value is £7,200 per annum, but that figure is subject to small business rate relief.

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated. Garage business equipment could be made available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:**By appointment with PROFILE HOMES****Tel: 01550 777790****Email: contact@profilehomes.com****Website: www.profilehomes.com****Llandovery:**

The name Llandovery means “the church amidst the waters” since the town is surrounded by four rivers – the Towy, the Bran, the Gwydderig and the Y Bawddwr. This fertile region is predominantly dependent on farming, forestry, and tourism. The town was once a vital centre for cattle drovers as they journeyed to the English markets, and to accommodate their money, the very first bank in Wales was established in Llandovery’s market square – “The Bank of the Black Ox”. The remains of the Norman Castle on a hillock near the Heritage Centre are easily accessible. The motte and bailey castle was built around 1116 by Richard Fitz Pons and overlooks the river Bran and the market square. In recent times, a monument was erected at the foot of the castle to Llywelyn ap Gruffydd Fychan (the Welsh martyr executed in 1401 for helping Owain Glyndwr in the fight for independence against Henry IV). The celebrated 18th Century Welsh hymn writer, William Williams (Pantcelyn), was born here and is buried at Llanfair church at the northern edge of town, which is within the earlier site of a Roman fort and settlement (Alabum).

The Llandovery area offers opportunities for a range of outdoor activities such as walking, cycling, horse riding, bird-watching, canoeing, fishing, etc., with Brecon Beacons National Park, Crychan Forest, and the Cambrian Uplands almost on the doorstep.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor’s inspections and their Solicitor’s enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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