

Ref: 0la75

La Patisserie, 2 High Street, Llandovery, Carmarthenshire, SA20 0PT

A renowned and lucrative high street patisserie business situated in the centre of the market town of Llandovery. There is ample potential to expand the business by, for instance, utilising the expansive rooms on the first and second floor as eating areas or residential accommodation. Trading figures can be made available to qualifying enquirers.



Late 19th Century Period Grade II Listed stone built property, with roughcast elevations under a slate roof, offering an appealing retail area of some 100 square meters and a spacious two storey potential three bedroom apartment above, or sit down meal areas as required. Superb trading position in the town centre within easy level walking distance of all town amenities.

Ground Floor Commercial Premises: Expansive patisserie retail area - Kitchen, Back Kitchen and Store.

First Floor Potential Residential Apartment which could provide: - A Kitchen, Cloakroom, Study, Lounge/Dining Room and Bedroom. Second Floor: Two Double Bedrooms and Bathroom. (Currently all used as storage and office areas).

Externally: Rear first floor enclosed terrace (potential for al fresco eating), with steps down to the street level.

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 Brecon Beacons National Park. There is a good selection of shops, a supermarket, post office, banks, hotels, cafes, restaurants, pubs, doctor's and dentist's practices, small cottage hospital, primary school (a new secondary school will be opening in Llandeilo in Sept 2016), and a public school (Llandovery College). A 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.

Price Guide: £420,000

THE RETAIL PREMISES:

Ground Floor –

- SHOP:** 18'6" x 14'8". Spacious and attractively fitted out retail area. Main front door, large picture window and a further sash window to the front elevation. Tiled floor. Staircase to the first floor. Understairs store room. Opening to the kitchen.
- KITCHEN:** 13'6" x 12'6". Food preparation areas, space for commercial fridges and ovens. Tiled floor. Opening to the back kitchen.
- BACK KITCHEN:** 18'9" x 12'. Twin stainless steel sink and drainer. Space for commercial fridges/ovens. Tiled floor. Double external doors.

POTENTIAL APARTMENT:

Staircase from the shop area leads to the first and second floor accommodation.

First Floor –

- KITCHEN:** 19'2" x 9'6". Range of wall and base units with granite effect work surface. Built in LPG Gas oven and LPG Gas hob. Sash window to the side aspect. Wood effect flooring. Cupboard housing the LPG gas boiler. Staircase and door to the second floor.
- REAR HALL:** 8'9" x 7'7". Wood effect flooring, external door to an enclosed terrace.
- CLOAKROOM:** W.C. and wash hand basin.
- STUDY:** 7'6" x 6'6". Sash window to the side aspect.
- LOUNGE/DINING ROOM:** 16' x 13'9" Victorian Style Fireplace with marble surround. (Unused).
- BEDROOM 1:** 16' x 14'3". Two sash windows to the front. Wood effect flooring.

Second Floor –

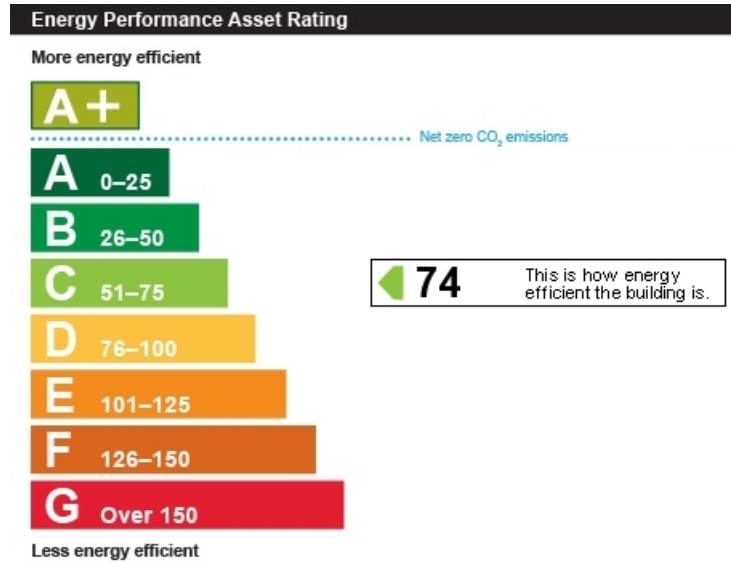
- LANDING:** 11'4" x 10'5". Rear Velux roof window. Loft access and doors to:
- BEDROOM 2:** 14'5" x 13'10". Exposed floorboards, two sash windows to the front aspect.
- BEDROOM 3:** 15'1" x 13'10". Exposed floorboards, two sash windows to the front aspect.
- BATHROOM:** 8'10" x 9'8". White suite comprising panelled bath, pedestal wash hand basin and W.C. Sash window to the side aspect.

EXTERNALLY:

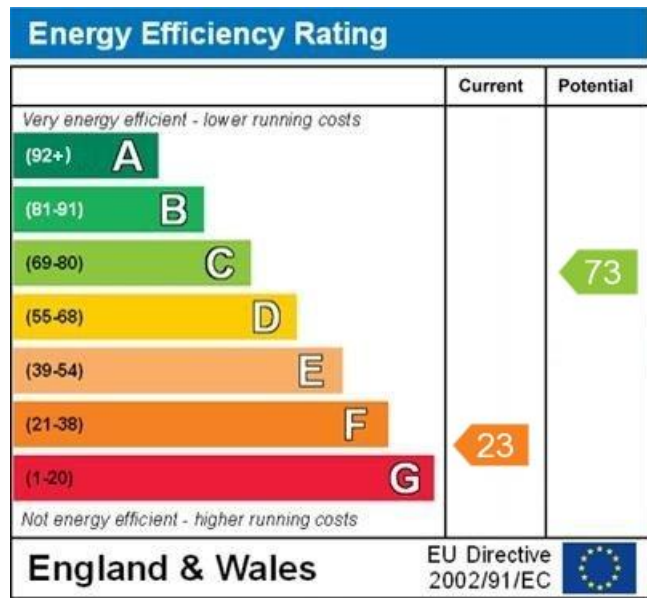
- FIRST FLOOR TERRACE:** 16'3 x 13' Fully enclosed terrace that has a steel staircase leading down to the street below. Scope to create a garden here or al fresco eating area.

ENERGY PERFORMANCE GRAPHS:

RETAIL SHOP



APARTMENT



SERVICES:

We understand that the property is connected to mains water, mains electricity, LPG gas, and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX/BUSINESS RATES:

We are informed that the property is within Council Tax Band "TBA" (Carmarthenshire County Council).

FIXTURES & FITTINGS:	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
WAYLEAVES & EASEMENTS :	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

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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