

FOR AUCTION



Ground Floor Shop/Salon, 1a New Street, Llanelli SA15 2BS

FOR SALE BY PUBLIC AUCTION.

For auction Guide Price £30,000 to £35,000

Ground Floor Retail Unit
Convenient Corner Location
Suite Other Uses (STP)
Densely Populated Area

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DC/RO/74045/100120

DESCRIPTION

FOR SALE BY PUBLIC AUCTION.

Ground floor lock-up shop unit most recently used as a hairdressing salon, but suitable for most retail uses.

Currently laid out with a main retail area of approximately 224 sq ft (20.08 sq m) along with an adjacent store/rest room of 89 sq ft (8.27 sq m). In addition, there are WC facilities.

Subject to any planning consent necessary, the premises could also easily be used as offices or possibly converted for residential use. EPAR: E105

GUIDE PRICE £30,000-£35,000

ACCOMMODATION

Of approximate dimensions.

LOCATION

Llanelli is the largest settlement in south Carmarthenshire and is close to the coast, approximately 5 miles south of Junction 48 (Hendy) of the M4 motorway. Morfa is a residential suburb approximately 1 mile to the south of the town centre and is also easily accessed via the coastal bypass road (B4304) that links Llanelli to Burry Port to the west and the Trostre area to the East. It is a densely populated residential area.

TENURE

We are informed that the premises can be sold Freehold but the interested parties should note that the first floor which flies above the retail unit is in a different title and therefore does not form part of the sale. We understand that the first floor is used for residential purposes in conjunction with the adjacent terraced house.

RATES

According to the VOA website, the ratable value is £1,425. There are schemes for which an occupier can apply that should give relief from the whole of the rates payable.

VIEWING

ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email on dc@johnfrancis.co.uk.

AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday 4th March 2020 at 3pm (unless previously sold or withdrawn).

SOLICITORS

Sam Hawking & Co
24 Llandeilo Road
Cross Hands
Llanelli
Carmarthenshire
SA14 6NA
Contact: Ms Charlene Jenkins

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

TENURE

We are advised that the property is

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

REGISTERING TO BID

All potential auction bidders need to register prior to the auction. To comply with legislation you will need to register and on the day of the auction obtain a Bidding Number from us. (Proxy/ Telephone bids vary).

You **MUST** provide us with proof of ID as well as proof of address. It is best that you register with us well in advance of the auction day.

Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

You **MUST** also provide us with **PROOF OF DEPOSIT** – 10% of the guide price (highest figure of the guide) or if

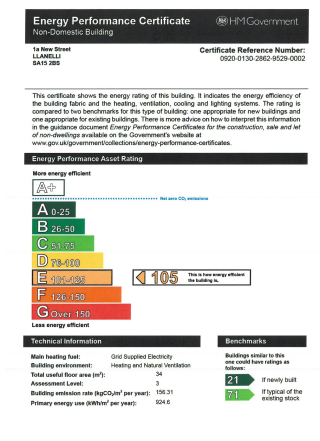
the guide is less than £20,000 then £2,000 min. We do not give bidding numbers out

BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £600.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

Ground Floor Shop/Salon, 1a New Street, Llanelli



**John.
Francis**