
EST. 1972 **THORNES** **ESTATE AGENTS**

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INVESTMENT PROPERTY
COMMERCIAL PREMISES
5 INKERMAN STREET, LLANELLI SA15 1RY



TO PURCHASE - OFFERS IN THE REGION OF £95,000

- **COMMERCIAL PROPERTY**
- **MID TERRACED**
- **FREEHOLD**
- **WELL POSITIONED ON PERIPHERY OF TOWN CENTRE RETAIL AREA**
- **GROUND & FIRST FLOOR SHOWROOMS**
- **SECURITY SHUTTERS**
- **ALARM SYSTEM**
- **UPVC DOUBLE GLAZED WINDOWS & DOORS**
- **VACANT POSSESSION**
- **IDEAL INVESTMENT OPPORTUNITY**

5 INKERMAN STREET, LLANELLI
(cont'd)

This ideal investment opportunity is for a well positioned mid terraced freehold commercial property, with vacant possession, situated on the periphery of Llanelli town centre retail area. The recently refurbished property has rendered elevations and a slate roof.

CURRENTLY LET OUT AT £6,500 per annum.

GROUND FLOOR

SHOWROOM – 3.11m x 8.39m – (overall 22.9m (247sq ft) . Spiral staircase to first floor. Laminate floor. 2 Radiators. 2 UPVC windows and UPVC door leading to rear yard.

CLOAKROOM – WC and wash hand basin. UPVC double glazed window. Baxi gas central heating boiler.

FIRST FLOOR

SHOWROOM – 6.18m x 3.22m - (overall 17.92m (193sq ft) . 2 Radiators. UPVC double glazed bay window to front and UPVC double glazed window to rear.

The property has gas fired central heating.

TENURE – Freehold (to be confirmed).

VIEWING - Strictly by appointment with THORNES.

PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:-

- 1) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.**
- 2) No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.**

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