



22 College Street, Ammanford, Carmarthenshire, SA18 3AF

Offers in the region of £250,000

An excellent opportunity to acquire a superb retail and investment premises set in prime location within the busy town of Ammanford. The property has been the subject of much refurbishment in recent times and provides the following versatile accommodation: Large retail area with attractive display window. 4 further ground floor offices, 6 first floor offices/conference room. The property has potential for conversion to flats/living accommodation subject to obtaining necessary consent. Large rear undeveloped ground.

Viewing essential to appreciate.

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RETAIL AREA 25'6" x 17'10" (7.793 x 5.450)



Large picture window to front elevation. Front entrance door.

ANOTHER ROOM ASPECT



REAR SALES AREA 14'7" x 12'5" (4.46m x 3.81m)



Access to under stair cupboard.

INNER LOBBY

Stairs to First Floor.

STUDY/OFFICE 5'9" x 5'1" (1.76m x 1.57m)

OFFICE 12'8" x 11'1" (3.88m x 3.38m)



OFFICE 10'1" x 7'5" (3.08m x 2.28m)



OFFICE 13'1" x 11'5" (4.01m x 3.49m)

REAR OFFICE/LIVING ROOM 18'8" x 12'11" (5.71m x 3.95m)



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FIRST FLOOR LANDING 9'2" x 6'6" (2.800 x 2.003)



Balustrade.

ROOM 10'1" x 7'11" (3.074 x 2.426)



ROOM 11'5" x 11'10" (3.484 x 3.629)



MAIN OFFICE AREA 27'7" x 11'7" (8.427 x 3.545)



REAR CONFERENCE ROOM 26'9" x 9'11" (12'6") (8.168 x 3.026 (3.824))



OFFICE 7'3" x 5'10" (2.222 x 1.789)

REAR LIVING ROOM 14'9" x 11'5" (4.496 x 3.483)



SERVICES

We are advised that the property is connected to mains electricity, water and drainage

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

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RATES

EDUCATION

SPORTING AND RECREATIONAL

LOCATION

VIEWING

By appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY


If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpc.com; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com or www.onthemarket.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 