

# Town Centre Redevelopment Opportunity For Sale

Carmarthenshire, South Wales, United Kingdom

£900,000

A rare opportunity to acquire a town centre redevelopment site. Outline planning has been granted for a mixed development of apartments and commercial/retail. (With provision for parking) has been passed by the local planning authority. Due to the convenient location of the complex, within easy walking distance of the town centre and amenities the development could suit retirement use.

The existing retail newsagents, with off license and full lottery service approx.500 sq .ft has a GP of circa £100,000 pa.

The new 2,000 sq ft retail unit will provide the opportunity to introduce a full convenience foods operation which will grandly enhance the turnover/profit. When fully operational the estimated value of this new retail unit will be approx. £350,000

Premises:

Existing premises consist of a shop unit and a light industrial unit. The total ground area is approx. 11,000 sq ft .The plan calls for the demolition of these existing properties

## LOCATION

Well located very close to the town centre and all facilities.



**South Wales**

The Business Centre

South Wales

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## FINANCIAL DETAILS

**Asking Price**

£900,000

**Sales Revenue**

Undisclosed

**Net Profit**

Undisclosed

**Furniture / Fixtures Value**

Undisclosed

**Inventory / Stock Value**

Undisclosed

## GENERAL DETAILS

**Property**

Freehold