

# Four Bedroom Detached Property With Shop For Sale

Swansea, West Glamorgan, United Kingdom

£195,000



The Business Partnership is pleased to offer this very spacious detached property that is presently operating as a convenience stores with an off license and full lottery service. The business has been run down as the vendors are now retiring so the property is offered as vacant premises with no premium for the business to enable any purchaser to operate whatever business that the property could suit (Subject to necessary change of use permissions being granted) The premises would still suit a convenience stores, other retail uses, offices or of course an excellent spacious family home.

Premises:

This large spacious extended detached property of traditional build comprises of:

The Ground Floor

The shop area (approx.360 sq ft) is fully fitted out with the necessary trade shelving and racking. (These trade fitting are available under a separate negotiation with the vendors if required).

There is a separate shop to the side with its own access that was previously used as a video hire section (approx.130 sq ft)

To the rear of the shop is a small room used as a food preparation area and approx. 45 sq ft.

Further to the rear of the property is a large lounge with aspect to the rear garden and views. Also on this level is a room used as an office (approx.60 sq ft).

The Lower Ground Floor

Stairs from the lounge lead down to the lower ground floor. At this level there is A newly refurbished fitted kitchen approx.150sq ft, a utility room with patio doors access to the garden There is access to the cellar that contains the boiler and provides additional dry storage.

The First Floor

The first floor has four good sized bedrooms and a family bathroom. There is access to the loft that could be converted for further space.

Outside

There is a large garden to the rear of the property with good views .Next to and behind the garden is the local junior school.

There is a gated car port area to the side of the property and a dedicated loading bay to the front road.

THE  
BUSINESS  
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South Wales

The Business Centre

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## FINANCIAL DETAILS

### Asking Price

£195,000

### Sales Revenue

Undisclosed

### Net Profit

Undisclosed

### Furniture / Fixtures Value

Undisclosed

### Inventory / Stock Value

Undisclosed

## GENERAL DETAILS

Property

Freehold

## LOCATION

The property is well situated at the heart of this popular village right next to the village junior school and on the outskirts of Swansea with excellent road links to the M4 motorway close by.

## REASONS FOR SELLING

Retirement



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