

FOR SALE

A3/ FORMER PUBLIC HOUSE

The Nevilles Arms, 21 Maescanner
Road, Llanelli, SA14 8LR



- TWO STOREY FORMER LICENCED PREMISES
- INVESTMENT/ DEVELOPMENT POTENTIAL (STP)
- DENSLEY POPULATED RESIDENTIAL AREA
- ON SITE PARKING TO REAR

OFFERS IN THE REGION OF
£125,000

The Nevilles Arms, 21 Maescanner Road, Llanelli, SA14 8LR

LOCATION

This property is situated in the popular village of Dafen within Llanelli. There is ease of access to the M4 via the A4138.

The immediate vicinity accommodates residential housing and is less than 2 miles from Parc Trostre Retail Park.

DESCRIPTION

This two-storey property comprises of a former public house premises, which has been extended further to the rear. The premises, which accommodates the lounge, pool room and bar areas is also supported by an additional catering kitchen and w.c. facilities over the ground floor.

The first floor comprises the integral two bedroom owner's accommodation together with a large function room over the rear two storey extension.

Externally, there is a small enclosed beer garden to the rear and an additional car parking area, providing designated parking for approximately two spaces, which can be accessed directly off New Road to the side elevation.

The unlicensed premises offers potential for development and change of use into a number of alternative uses (Subject to the necessary statutory consents).

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

138.99 sq.m (1,496 sq.ft)

Entrance Foyer

Bar/Sitting area: 4.66m x 7.59m

Front Lounge: 3.45m x 7.43m

Rear Lounge: 3.12m x 4.37m

Bar: 3.66m x 3.24m

Ladies/Gents W.C

Catering kitchen: 3.48m x 3.37m

Store Room

FIRST FLOOR

118.59 sq.m (1,276 sq.ft)

Function Room: 5.03m x 11.22m

Owners Accommodation

Bedroom 1: 2.70m x 3.74m

Bedroom 2: 2.64m x 3.57m

Lounge: 5.59m x 2.74m

Kitchen: 3.63m x 2.51m

Bathroom

EXTERNALLY

Accommodates a small beer garden and rear car parking for two vehicles.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2017): £7,500

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

The Welsh Government provides non-domestic rates relief to eligible small businesses.

Eligible business premises with a rateable value of up to £6,000 will receive 100% relief. Those with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

Terms & Tenure

The subject premises is available Freehold with vacant possession.

Viewings

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

