

Terry Thomas & Co

ESTATE AGENTS



Marsh Stores

Pendine, Carmarthen, SA33 4NY

Due to retirement, an excellent opportunity has arisen to purchase the Freehold a Detached Grocery Stores and Fish & chip shop, together with 2 Bedroom self-contained flat, all situated adjacent to the 7 Mile Sandy Beach at Pendine and Parkdean Holiday Park Resort.

Applicants should note that Gross turnover for Marsh Stores in 2019 was £414,000 and the fish and chip shop has yielded in £11,000 Net profit.

£450,000

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Ground Floor

Convenience Store

31'5" x 30'5" (9.59 x 9.28)

Garage to rear of store

17'3" x 17'6" (5.26 x 5.35)

Fish & Chip shop

Take Away area

18'1" x 9'7" (5.53m x 2.94)

Food preparation area

13'9" x 9'8" (4.2 x 2.97)

Cloakroom/WC to rear

First Floor

Kitchen

9'8" x 7'8" (2.96 x 2.35)

Landing Area

Sitting Room

12'3" x 19'8" (3.75 x 6.01)

Bedroom One

11'3" x 11'5" (3.44 x 3.48)

Bedroom Two

9'10" x 12'3" (3.00 x 3.75)

Shower Room/WC

7'10" x 4'11" (2.39 x 1.51)

Externally

Chalet/Static Caravan





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating	
Current	Potential
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales	