



# Dawsons

estate agents



**15 College Street, Ammanford, SA18 3AB**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 28TH FEBRUARY 2018 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.



**OFFERS IN EXCESS OF £115,000**

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## SUMMARY

The property comprises a Grade II Listed 3 storey building built circa 1905. The property is of traditional construction with facing brick elevations beneath a pitched slated roof. Customer access to the bookshop is just within the Arcade whilst access to both flats is to the front on College Street. A large car park is located to the rear with the main pedestrian flow through the Arcade.

## ACCOMMODATION

### BOOKSHOP - 15 COLLEGE STREET

The current configuration of the commercial element comprises a retail sales area and store room.

Ground floor retail area: 40 square meters, 430 square feet

Store room: 4.8 square meters, 52 square feet

Total net area: 44.8 square meters 482 square feet

### FIRST FLOOR FLAT - 15a COLLEGE STREET

The first floor flat comprises:

Entrance Hall

Lounge (4.45m x 3.76m)

Kitchen (5.61m x 1.85m)

Shower Room

Bedroom (2.92m x 2.44m)

### SECOND FLOOR FLAT - 15b COLLEGE STREET

The second floor flat comprises:

Entrance Hall

Lounge (5.0m x 4.47m)

Kitchen (5.85m x 3.96m)

Bathroom

Bedroom 1 (3.96m x 3.94m)

Bedroom 2 (3.66m x 3.45m)

Attic storage room

## TENURE

The property is available freehold subject to the following:

The ground floor retail shop is currently leased as a Bookshop up to the 4th April 2019 at a rent of £5,000 per annum exclusive.

The first floor flat is currently let on an Assured Shorthold Tenancy from 26th May 2017 at a rent of £325.00 pcm.

The second floor flat is currently let on an Assured Shorthold Tenancy from 7th April 2017 at a rent of

£390.00 pcm.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rateable Value - £4,900

## COUNCIL TAX

Band A

Interested parties are advised to verify this information by making direct contact with the local rating authority.

## SERVICES

We have been informed that mains water, electricity, gas and drainage are connected to the property. Interested parties must carry out their own investigations

## DIRECTIONS

The property fronts on to College Street within a prominent secondary trading location of Ammanford town centre, close to the main junction between Wind Street, Quay Street and High Street. Ammanford is situated approximately 3 miles West of Junction 49 of the M4 motorway. Swansea lies approximately 14 miles South whilst Carmarthen is approximately 16 Miles South West

## TENURE:

Please see Tenure notes.

## COUNCIL TAX: A

## EPC RATING:

## VIEWING: STRICTLY VIA VENDORS AGENTS.

NB: On the day of the auction all successful purchasers will be subject to a deposit of 10% of the purchase price along with a buyers premium of £300 plus VAT. Legal packs can be downloaded through the Dawsons website [www.dawsonsproperty.co.uk](http://www.dawsonsproperty.co.uk)

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

