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**S I L V E R
O A K**

P R O P E R T Y

www.silveroakproperty.com

SILVER
OAK

—
PROPERTY

t: 07595939335
info@silveroakproperty.com



Stamps, John Street,
Llanelli, SA15 1UH
£625000.00

Early Viewing Is Highly Recommended
Established Local Catchment Area
Grade II Listed, Public House
Beer Garden
Popular Town Centre Location
Three One-Bedroom Apartments On The
Second Floor

Refurbished By Owner
Georgian Architecture
First Floor Function Room
Pub/Bar For Sale or Lease
Freehold

This commercial premises is now for sale or lease with us at Silver Oak Property in the sought after location of Llanelli Town Centre, John Street.

Ground Floor

The main entrance door to the front leads into the Entrance Vestibule with door into Main Bar Area an attractive space with part slate flagstone and part carpeted flooring, feature lighting, freestanding wooden tables, chairs, comfy seating, bar stools and snooker table. Three toilet rooms with a side entrance door to the beer garden.

Bar with wall-mounted alcohol dispenser, Altro flooring and fitted with a range of back bar fittings, display shelving, three fronted bottle fridge and a small kitchen area behind.

First Floor

The entrance door to the hallway leads into the function room, an attractive space with wooden flooring, feature lighting, freestanding wooden tables, chairs, bar stools and bar. Second small function room, two toilet rooms full-size kitchen with a side entrance door to the fire escape stairs.

Second Floor

Three one-bedroom apartments, currently let.

Flat 1 £530.00 PCM

Flat 2 £530.00 PCM

Flat 3 £540.00 PCM

Beer Cellar in the basement with delivery access.

Viewing is essential to fully appreciate what this property has to offer.

The 2017 Rateable Value for the property is: £20,000.00

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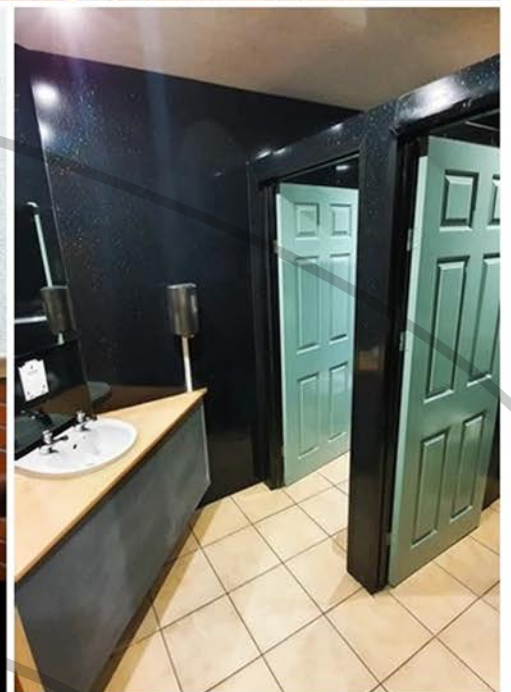




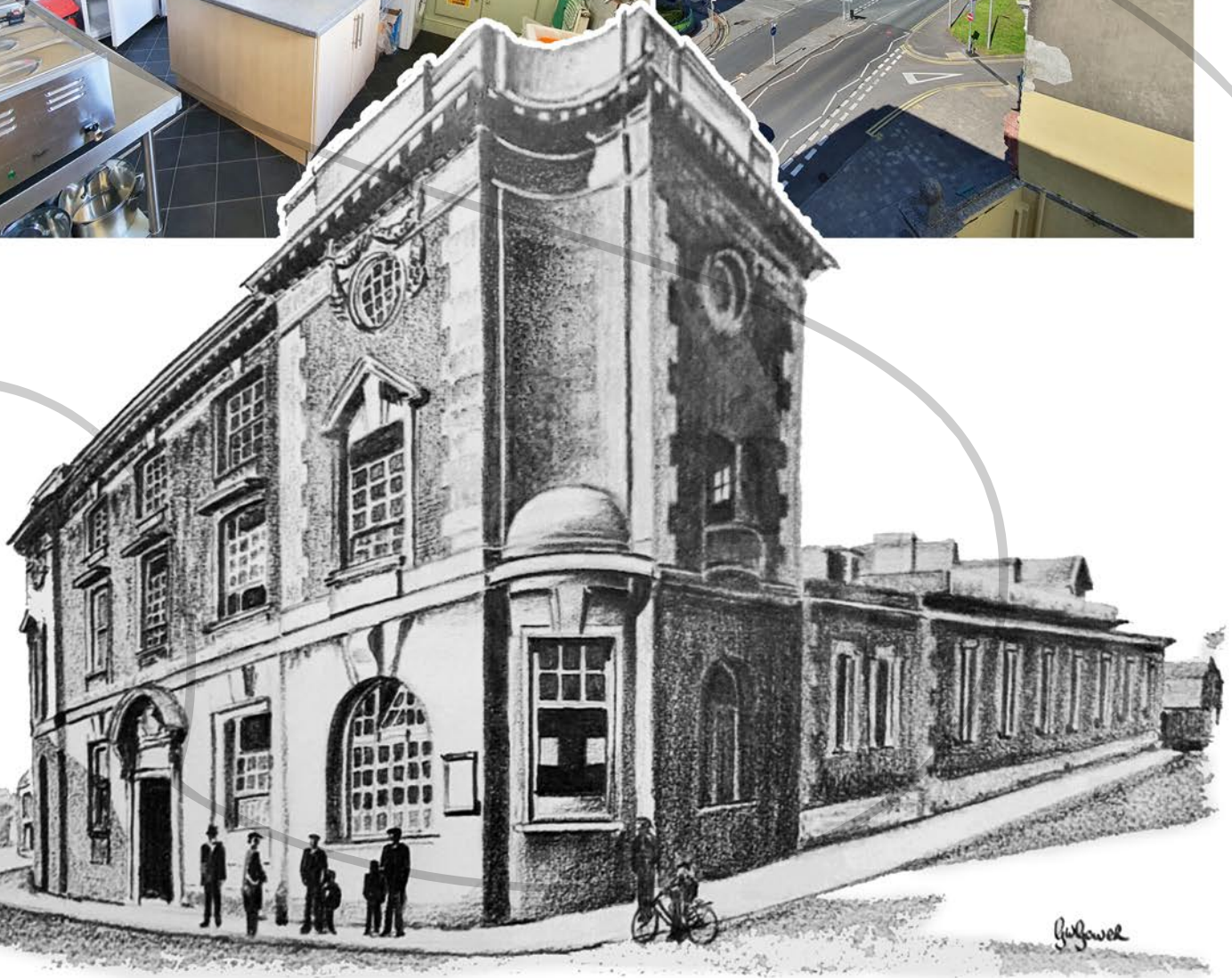
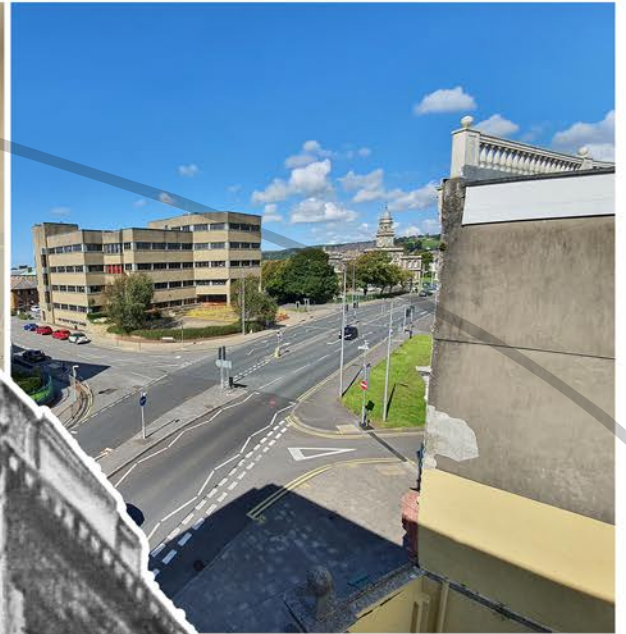
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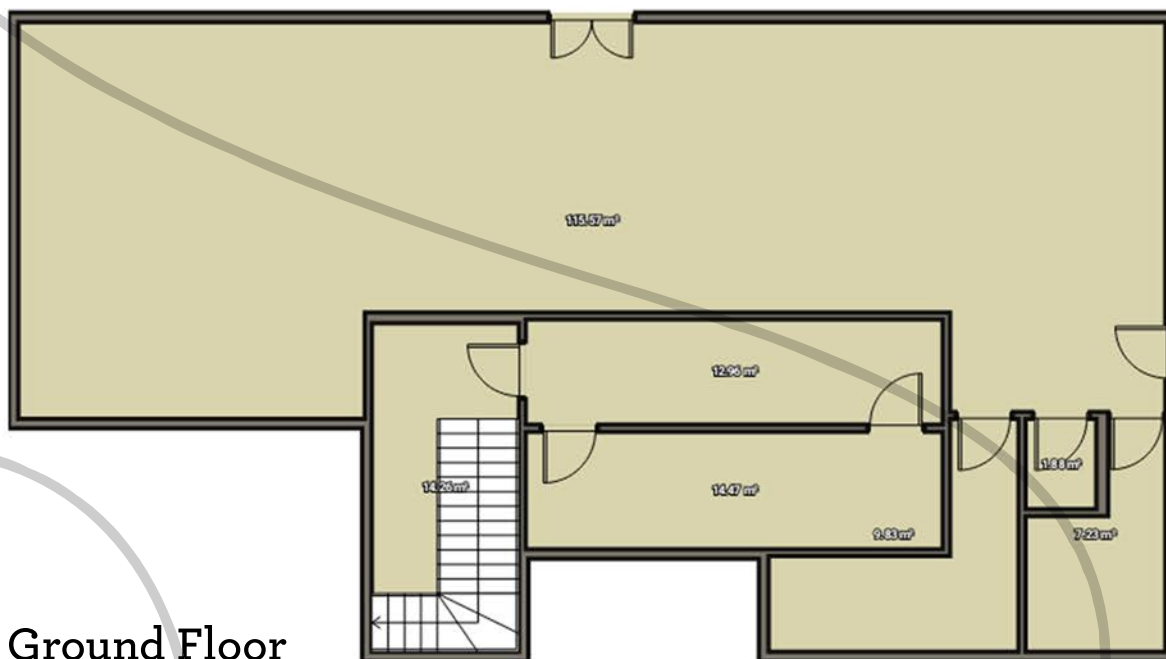


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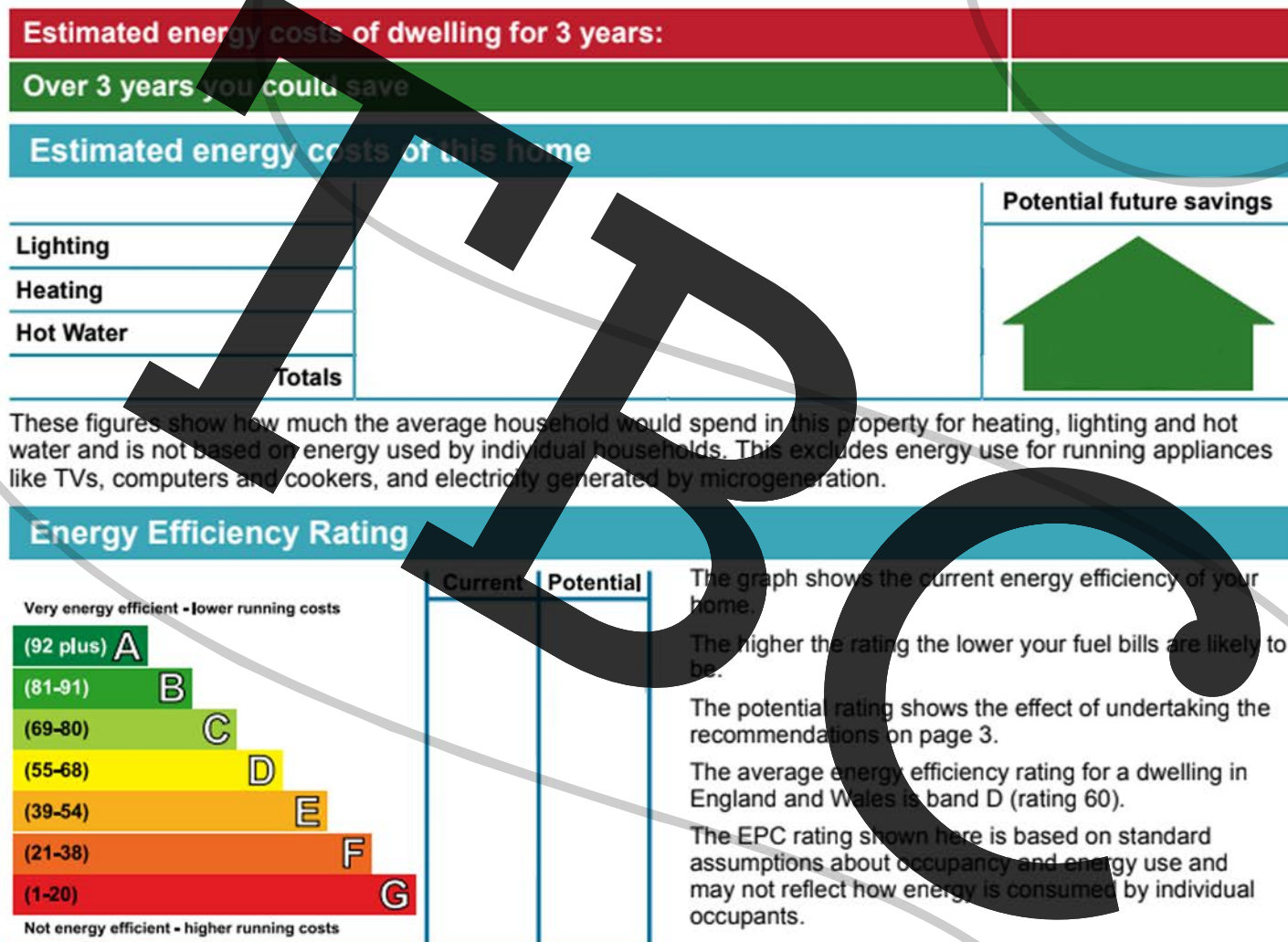
First Floor



Ground Floor



Basement



These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office arranging viewing especially if you are travelling any distance. IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains, and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment referred to in the sales details have not been tested, and no warranty can, therefore, be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. ALL DIMENSIONS ARE APPROXIMATE. Viewing by appointment only with Silver Oak Property on 07595939335

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