

Enquiry Pack

Introduction

We are pleased to present an opportunity to acquire a long-established licensed premises with both a Dining and Beverage offering. Being a well presented and maintained property it comprises both an ample trading area with spacious residential accommodation. It is situated on a large plot with considerable onsite parking provision.

Conveniently located close to local amenities and transport routes it is a facility that serves a large local population.

Whilst currently operating and available as a going concern there is potential for change in use from A3 to A1 without the need for planning consent though if adapted physically approval would be required.

Planning

It may also be suitable for alternative uses requiring the submission of a planning application.

The Vendor is open to offers and has an appetite to sell.

Enclosed within this pack are a number of Photos and Scale drawings of the existing floor layout, elevations and site plan.

For further information and discussion please contact Dawsons Commercial Department on 01792 478907

RESIDENTIAL SALES BRANCHES AT: • SWANSEA • MUMBLES • MORRISTON • MARINA • LLANELLI • GORSEINON • KILLAY • SKETTY

Partners: Christopher I Hope • Timothy J Kostromin • James M Dawson B.Sc (Hons) M.R.I.C.S

Director of Residential Lettings: Ricky Purdy Director of Residential Sales: Joanne Summerfield-Talbot

Practice Manager: Sharran Jones Associates: Alison Morris • Lorraine Evans • Matthew B. Mason B.Sc (Hons) M.R.I.C.S



Photos





DAWSONS
ALL THINGS PROPERTY

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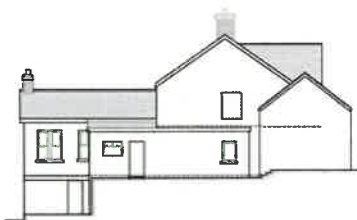
Existing Floor Plans



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



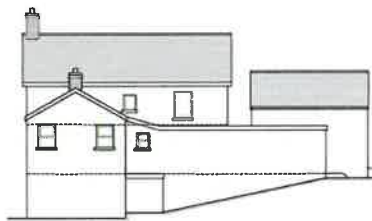
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

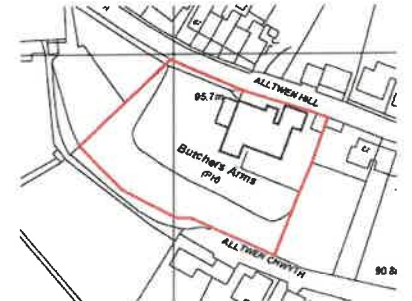


EXISTING REAR ELEVATION



SITE LOCATION PLAN

Legend
 Green = Green Belt
 Red = Red Line



EXISTING BLOCK PLAN

