

**Former Primary School
Llanfynydd
LL11 5HG
OFFICES TO LET**

WILD
COMMERCIAL PROPERTY
01244 321 555
www.wildcp.co.uk



Location

The property is in rural location in the centre of Llanfynydd Village. The building is adjacent to St Michaels church and close to the Cross Keys Public House. The property can be more readily identified from the attached plan.

Description

The property comprises a former primary school that has been converted to provide small individual offices fitted out to a high specification with parking.

Accommodation

The offices have the following approximate areas:

Office 1	10.21 sqm	110 sqft
Office 3	17.69 sqm	189 sqft
Office 4	34.12 sqm	367 sqft
Office 5	31.77 sqm	342 sqft

Rent

Offices 1 & 3 £2,000pa
Offices 4 & 5 £3,000pa

Assessments

Verbal enquiries of the local authority indicate the offices have not yet been assessed for rating purposes.

Legal Costs

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

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is available on request.

Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VAT

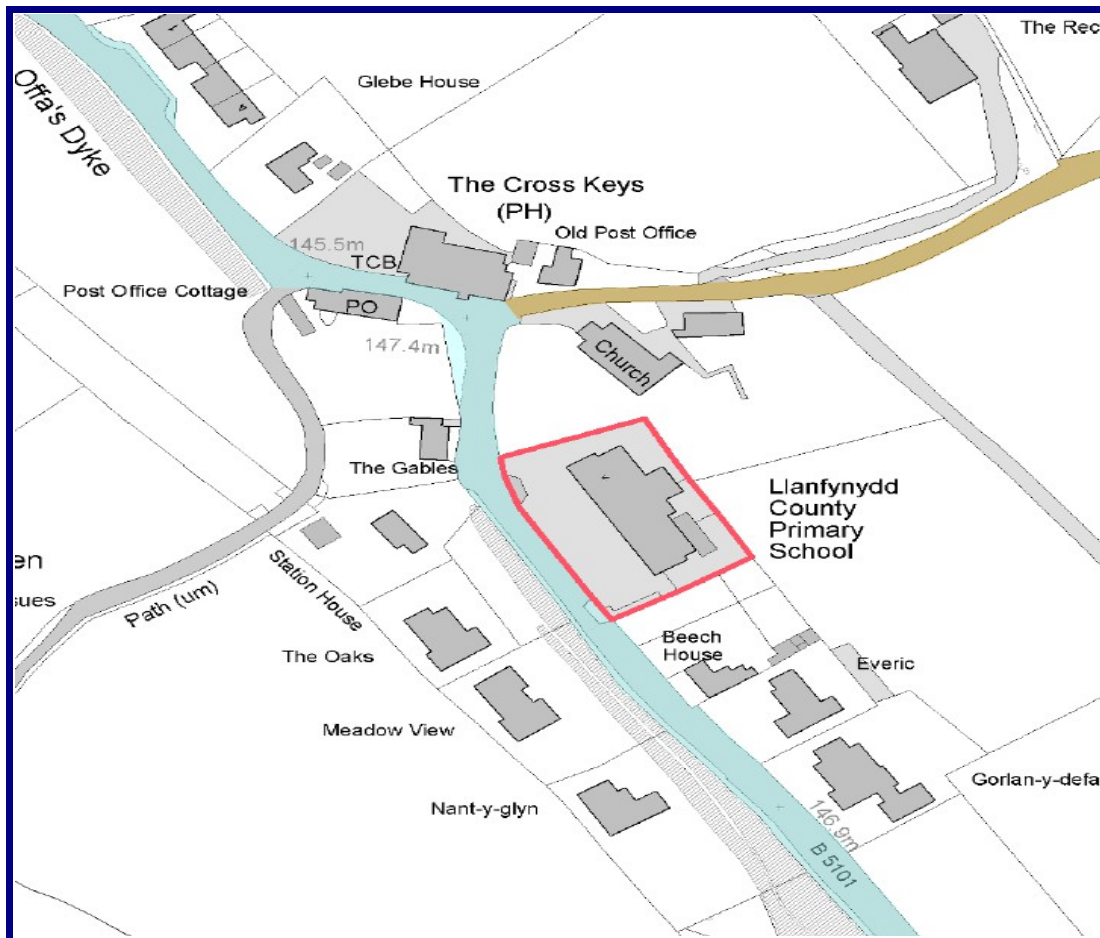
Prices, outgoing and rentals are exclusive of but may be liable to, VAT.

Service Charge

A service charge will be payable to cover the landlord's apportioned running costs and insurance.

Subject to Contract

DTFW 19.07.18



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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