Asking price £60,000
Cefn Farm Barn Llansadwrn, Llanwrda, Carmarthenshire, SA19 8HN
Available for pre-let for future business use, the type of use to be agreed with the selling agent and his client prior to conversion. A former stone two storey agricultural outbuilding with potential for conversion for commercial use including holiday let, light industrial or manufacturing. The building provides prospective tenants the opportunity of acquiring the lease of this former agricultural building for commercial use. We would confirm that the building is available on a Peppercorn rent for the first six years following the appropriate conversion with an appropriate review at the sixth year with Market Value to be set at that time by agreement or subject to an independent expert to be appointed by the Royal Institution of Chartered Surveyors. Details of the lease will be made available from the Landlords solicitor.
The property is also available to purchase at £60,000
DIRECTIONS
From Llandeilo the property is located by taking the A. 40 toward Llandovery for just over 7 miles. Take the left hand turning signposted to Llansadwrn, travel on this road to the village then turn right. Continue through the village then take the first left hand turning. Take the first right and follow this lane which leads to the property.

SERVICES
The tenant will be responsible for providing mains water, electricity and private drainage. We understand that telecommunication facilities are available close by. Allocated parking will be available to the front of the barn with appropriate turning space.

TENURE & POSSESSION
Leasehold for business purposes only. Conversion costs will be met by the tenant. Peppercorn rent of £1 per annum for the first six years with an appropriate Market Rental to be established thereafter subject to negotiation or independent expert, if in dispute, to be appointed by the Royal Institute of Chartered Surveyors.

VIEWING
By appointment with BJP

OUT OF HOURS CONTACT
Jonathan Morgan 07989 296883

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These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor’s inspections and the Solicitors’ enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY
In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

WEBSITE ADDRESS
Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com, www.rightmove.co.uk or www.onthemarket.com