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FOR SALE

Clifton Garage, Laugharne, Carmarthenshire, SA33 4QG

A unique opportunity to purchase Clifton Garage, a business and property located in the popular coastal township of Laugharne, Carmarthenshire. The property could suit a range of buyers, it would be suited to the continued use as a motor garage, it could be used for a range of other purposes subject to any necessary planning consent or change of use. The current owner has previously sought and been granted full planning permission for the demolition of the premises and the construction of 3 houses (planning permission granted in 2014 and now lapsed). Internally the premises measures just over 160 sq mtrs, 1725 sq ft and is comprised of 2 large workshops with a reception, private office, WC and second floor mezzanine which is currently used for storage. Forecourt parking for up to 14 vehicles. Being sold with all equipment which includes a Boston fully automated one man MOT station (we are told by the owner this is worth approx. £60,000 new). For all enquiries please contact sole agents Swift Property Services.



£265,000

Freehold



LOCATION - The property is set in the heart of the beautiful coastal township of Laugharne, which lies at the estuary of the river Taf. It is an extremely popular tourist destination with a well preserved castle, various thriving bars and cafes and it is particularly famous as the place where the poet Dylan Thomas once lived. It has recently been the setting for the BBC Welsh drama series "Keeping Faith".

THE GARAGE - The property lends itself to many other uses but for over 50 years it has served the community as a busy local garage, with the present owner being there since 1992. Currently it has a fully automated one man MOT station. The Boston MOT testing equipment is included in the sale and was recently updated. Alongside the testing station is a separate workshop with a hydraulic lift. All other equipment and tools are also included in the sale. There is a large car sales forecourt which provides parking for up to 14 vehicles; a fully fitted office with computer equipment; a WC/washroom and a waiting area with seating. In addition there is a large loft area which has previously been used as an upholstery and trimming business but could lend itself to other uses. The business is trading as usual – not only as an MOT testing station but servicing and repairs to vehicles including marine and outboard engines, agricultural machinery, cycles, and motor homes and campers. A training module would be available for any potential MOT testers.

COMPOSITION - A predominantly steel framed and clad building. Internally comprised of 2 large workshops, measuring approx 66 and 64 sq mtrs respectively. The main workshop has a reception/ waiting room, private office and WC along with a lobby which connects the two workshops. There is a second floor mezzanine level above the waiting room and office which is currently used for storage. Both workshops have roller shutter doors.

PLANNING PERMISSION - In 2014 the owner obtained full planning permission to demolish the premises and build 3 terraced 2 bedroom houses, each with private garden and parking. We understand the planning has just lapsed. Details of the planning including drawings of proposed elevations and floorplans can be found on Carmarthenshire county councils planning portal under planning reference W29894.

SERVICES - Mains electricity, water and drainage. The owner has a system in place which produces 3 phase power.

RATES - Rateable value approx £2800. Currently no rates payable due to small business rates relief.

PLEASE NOTE - These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Sales & Commercials and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Sales & Commercials Ltd - Company reg: 7238246

