



Commercial Property and Business for sale
Mid Wales Monumental Works Llanbrynmair
Powys, SY19 7AA

ASKING PRICE: £400,000
www.iestynleyshon.com



Mid Wales Monumental Works, Llanbrynmar, Powys, SY19

A rare opportunity of acquiring a long established Stone Memorial works business. The business has been established since 1918 by the grandfather of the current proprietor. The sale includes a freehold business premises with reception sales area, workshop & stores with enclosed yard and a fully equipped entity to continue with the business.

Ideal for families to integrate themselves within this friendly community & provide a valuable service. The business currently employs two full time staff & two part time staff. The work mainly involves the supply and installation of gravestones, refurbishment of existing stones within burial grounds within a 40 mile radius and beyond.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Situation & Location

Llanbrynmair village set in the heart of this beautiful countryside with a village shop, primary school, tea rooms and the market towns of Newtown lies some 18 miles distance and the thriving market town of Machynlleth lies 11 miles distance. The coast resort of Aberdyfi can be found some 22 miles. The business premise enjoys a prominent road side frontage.

Construction

The building is mainly built of metal portal frame with concrete block walls. The front elevation is built of brown facing brickwork. The main walls support a pitched roof laid with profile sheet roof.

I.B. Williams & Son Ltd m x m

Mid Wales Monumental Works. Detached workshop comprises of:

Sales Front 8.99m x 3.45m

With glazed display windows with central entrance door.

Internal Offices 3.45m x 2.84m

Other Secretary Office

Toilet Facilities

Workshop 6.93m x 3.35m

Kitchenette with single drainer sink. Freestanding oil-fired boiler which heats hot water and central heating.

Rear Store Shed 12.19m x 6.71m

With high ceiling within the roof space. Vehicular access. Stairs to:

First Floor Office from Main Sales Area 2.87m x 2.59m

Old Store Shed 5.97m x 5.49m Mainly built of red brick and has established use for other business.

Enclosed rear yard

Enclosed rear yard, ideal storage and vehicular compound store.

Services

Mains electric, water and drainage. Telephone subject to BT terms and conditions.

WE HAVE NOT TESTED ANY ELECTRICAL WIRING, PLUMBING, DRAINAGE OR OTHER APPLIANCES. THE MENTION OF ANY APPLIANCES AND OR SERVICES WITHIN THESE SALES PARTICULARS DOES NOT IMPLY THAT THEY ARE IN FULL AND EFFICIENT WORKING ORDER.

General

The sale of the property will include an established monumental works as a fully equipped entity. The business is long established and reputable within mid Wales providing monumental works to new stones and the refurbishment of existing stones within graveyards around a 40 mile radius of the business premises. The business currently employs two full time workers and two further part time workers. This is a well established business and is ready to walk straight in to and continue with the business. There is some 12 months work of refurbishing existing stones and a regular weekly placement of new stones. Full accounts of the business can be made available on the request of prospective purchasers professional advisers i.e. accountants or bank managers

Money Laundering

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill.



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