

1A CROWN PARADE

LLANELLI | CARMARTHENSHIRE | SA15 3LG

**HUNT &
THORNE**
CHARTERED SURVEYORS



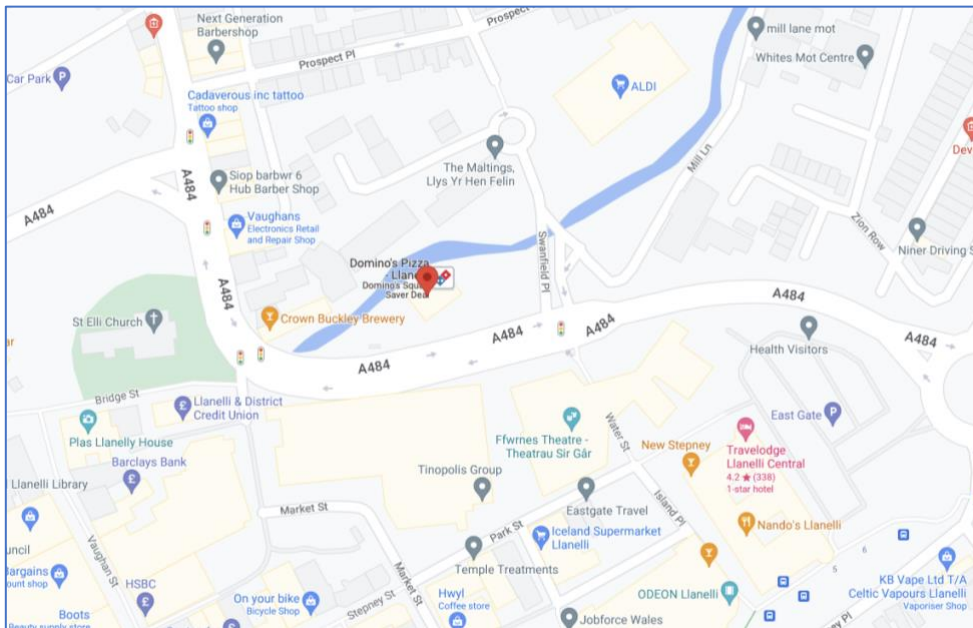
**MODERN A1/A3 UNIT
TO LET**

- PROMINENT ROADSIDE LOCATION
- NEIGHBOURING OCCUPIERS: SUBWAY & DOMINO'S
- 750 SQ FT (69.68 SQ M)
- RENT £17,500 PAX

LOCATION

The property is located in Llanelli Town Centre with prominent frontage to the A484 a major arterial route linking Swansea to the East and Carmarthen to the west.

Occupiers in the direct vicinity include Domino's Pizza, Subway and Aldi. Located within 250m is the new East Gate development which includes the Ffrwnes Theatre, ODEON cinema, Nando's and Travelodge.



DESCRIPTION

The property comprises an end-terrace, single-storey modern unit set to sales/restaurant area with ancillary staff facilities (inc. WCs). Level pedestrian access is given to the property from the pavement of Crown Parade. There is an additional rear access/fire escape. The shop front is fully glazed providing good display. There is a communal car park located at the front of the buildings.

ACCOMMODATION

Ground Floor:	69.68 sq m	750 sq ft
Total:	69.68 sq m	750 sq ft

RATEABLE VALUE

£10,250

UBR for Wales 2022/23 is 53.5p in the £

SERVICE CHARGE

The Landlord maintains and manages the communal parts of the estate of which the property forms part. This includes the entrance, car park, landscaped areas and external lighting. The Tenant reimburses a proportion of the cost to the Landlord via a service charge. The service charge budget for Unit 1a is £5,963.50 for 2022.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

RENT

£17,500 pax

EPC

B rating -1189-6059-9734-2518-3579

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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WILL HUNT

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Dec 2022



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