

# 1A CROWN PARADE

LLANELLI | CARMARTHENSHIRE | SA15 3LG

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



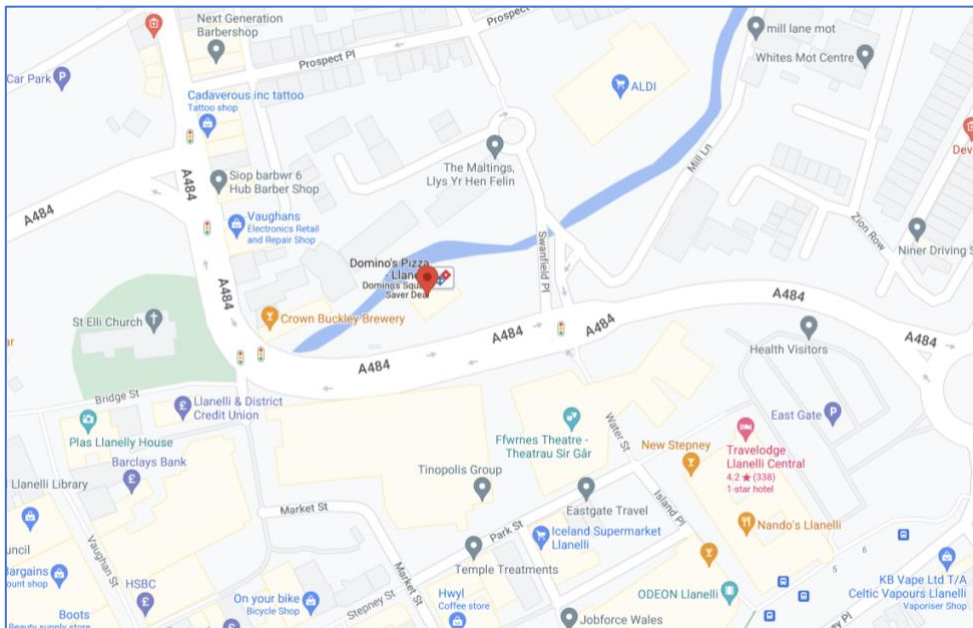
**MODERN A1/A3 UNIT  
TO LET**

- PROMINENT ROADSIDE LOCATION
- NEIGHBOURING OCCUPIERS: SUBWAY & DOMINO'S
- 750 SQ FT (69.68 SQ M)
- RENT £12,500 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
<b>Total:</b>	<b>69.68 sq m</b>	<b>750 sq ft</b>

## 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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

## LEASE TERMS

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

## RENT

£12,500 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.

## MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

## WILL HUNT

will@huntandthorne.com

07557 090164

April 2023



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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.