

# 17 STEPNEY STREET

LLANELLI | SA15 3YB

**HUNT &  
THORNE**

CHARTERED SURVEYORS



## PRIME RETAIL TO LET/FOR SALE

- PRIME RETAIL LOCATION WITHIN LLANELLI TOWN CENTRE
- THREE-STOREY MID-TERRACE BUILDING
- LONG LEASEHOLD AT PEPPERCORN GROUND RENT
- RENTAL £15,000 PAX
- OFFERS IN THE REGION OF £195,000

## LOCATION

The property is located in the heart of Llanelli Town Centre, in the prime pedestrian retail area. Prominent occupiers in the vicinity include Santander, Boots, Home Bargains and Lloyds Bank.

## DESCRIPTION

A terrace retail unit, which comprises of a three-storey main building, with a two-storey rear addition. The rear addition is of modern construction of brick / breeze block.

### Accommodation:

Gross Frontage: 7.70 m.

Net Frontage: 6.54 m.

Shop Depth: 25.95 m.

Built Depth: 29.95 m.

Ground Floor: 184.5 sq m (1,986 sq ft).

First Floor: 157.2 sq m (1,692 sq ft).

Second Floor: 46.0 sq m (495 sq ft).

Total: 387.7 sq m (4,173 sq ft).

## RATEABLE VALUE

We have been informed via an enquiry on the Valuation Web Site the property has a rateable value of £11,000.

UBR for Wales 2023/24 is 0.535p in the £.

## EPC

Band D : CN 0660-0836-0039-7199-0096

## TENURE

The property is held Long Leasehold for a term of 125 years from 25th March 1986 on a peppercorn rental basis

## TERMS

The property is available on new lease term at a rent of £15,000pax.

Alternatively, our clients would sell the long leasehold interest, offer in the region of £195,000.

Available 2<sup>nd</sup> October 2023.

## VAT

VAT will be payable on the sale price.

## FURTHER INFORMATION

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

## JASON THORNE

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## MATTHEW SIMS

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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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