# **6 VAUGHAN STREET**

HUNT& THORNE

LLANELLI I CARMARTHENSHIRE I SA15 3TY



# RETAIL TO LET/FOR SALE

- TOWN CENTRE RETAIL PREMISES
- THREE-STOREY WITH 2,782 SQ FT GROUND FLOOR SALES AREA; 10,596 SQ FT TOTAL FLOOR AREA
- NEW FRI LEASE ASKING RENT £19,500 PAX
- OR FREEHOLD FOR SALE (OFFERS INVITED)



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## **LOCATION**

The property is located within the pedestrian zone of Llanelli Town Centre fronting Vaughan Street. Llanelli lies approximately 11 miles west of Swansea and 12 miles south of Carmarthen.

Prominent occupiers in the immediate vicinity include HSBC, Barclays, Boots, Home Bargains and Lloyds Bank.



## **DESCRIPTION**

A terrace three storey retail premises with basement accommodation. The property has stone elevations beneath a pitched roof to the main and large rear extension. Car parking area exists to the rear (extent to be confirmed).

#### **ACCOMMODATION**

Ground Floor: 258.50 sq m ( 2,782 sq ft )
First Floor : 210.60 sq m ( 2,267 sq ft )
Third Floor : 255.39 sq m ( 2,749 sq ft )
Basement : 258.50 sq m ( 2,782 sq ft )

## **RATEABLE VALUE**

£17,750

UBR for Wales 2023/24 is 53.5p in the £

## **EPC**

Band: D

CN: 9567-0008-0638-6598-5687



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## **LEASE TERMS**

The property is available on an effective full repairing and insuring lease on terms to be agreed. Available from 6 January 2024

## PRICE/RENT

Asking Rent: £19,500pax

On a purchase basis: Offers invited

## **VAT**

All prices are quoted exclusive of VAT.

#### **FURTHER INFORMATION**

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

## **MATTHEW SIMS**

matthew@huntandthorne.com 07825 372503

## **JASON THORNE**

jason@huntandthorne.com 07387 188482

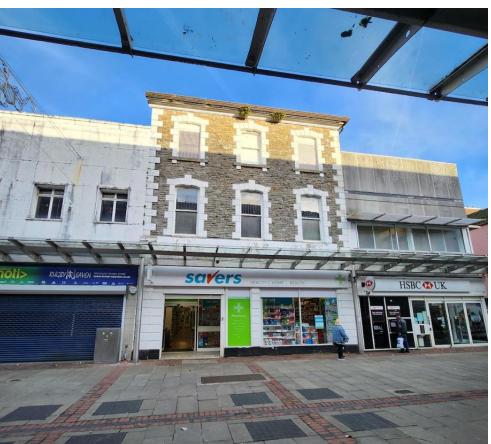
November 2023





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## AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

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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