

6 VAUGHAN STREET

LLANELLI | CARMARTHENSHIRE | SA15 3TY

HUNT &
THORNE

CHARTERED SURVEYORS



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)

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

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 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

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November 2023



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