

UNIT 7 LLYS GLAS

PARC AMANWY | AMMANFORD | SA18 3EZ

**HUNT &
THORNE**
CHARTERED SURVEYORS



**INDUSTRIAL
TO LET**

- 47.65 SQ FT (513 SQ FT)
- MEZ 16.74 SQ M (180 SQ FT)
- ESTABLISHED TRADE COUNTER PREMISES.
- FLEXIBLE TERMS.
- GOOD ON-SITE CAR PARKING.
- £5.100 PAX

LOCATION

The development is located within the Parc Amanwy Industrial Estate, accessed off New Road, in the town of Ammanford. The site benefits from being 5 miles from J49 of the M4 motorway.



DESCRIPTION

A terrace trade counter / light industrial building forming part of a seven unit scheme, within a single portal frame construction, with walls of breeze block / facing brick, beneath a pitched alloy clad roof.

ACCOMMODATION

Ground Floor:	47.65 SQ M	513 SQ FT
Mez Floor:	16.74 SQ M	180 SQ FT
Total:	47.65 SQ M	513 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £2,900.

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

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 flexible lease terms.

RENT

£425 Per Month Plus VAT

SERVICE CHARGE & BUILDING INSURANCE

The tenant to pay a service charge towards the maintenance of the external part of the estate and a contribution towards the building insurance premium payable on the property. This is currently £40 Per Month Plus VAT.

EPC

The property has an energy rating of G.

CN: 9990-3983-0371-1410-0004

VAT

All prices are quoted exclusive of VAT. VAT is payable.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

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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07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

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