



1st & 2nd FLOOR
13 MURRAY STREET
LLANELLI
SA15 1AQ

OFFICES

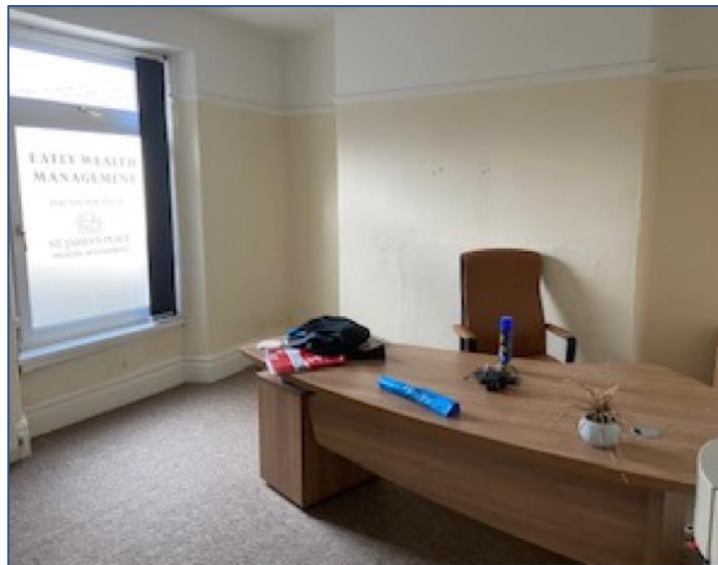
TO LET
£5,500 PAX

- OFFICE ACCOMMODATION
- 66.6 SQ M (717 SQ FT)
- TOWN CENTRE LOCATION
- NO BUSINESS RATES PAYABLE BY SME'S
- NO VAT

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



LOCATION

The office suite is located fronting Murray Street which is a popular location within the professional / service sector of Llanelli Town Centre. Llanelli lies approx 15 miles north-west of Swansea and 14 miles south of Carmarthen.

DESCRIPTION

The suite comprises of the first and second floor of a terraced three storey building and a two-storey extension. Access is provided via a shared entrance lobby.

Accommodation

First floor: 46.73 sq m (503 sq ft).
2 offices, kitchen and wc.

Second floor: 19.88 sq m (214 sq ft).
Office and a store.

Total: 66.61 sq m (717 sq ft).

TERMS

Available on new lease terms, to be agreed.

RENT

£5,500 pax

VAT

No VAT payable

LEGAL COSTS

Each party responsible for their own costs

EPC

To be provided.

RATEABLE VALUE

We have been informed via an enquiry on the valuation office web site, that the property has been assessed as follows:

Rateable Value: £4,350

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

SERVICE CHARGE AND BUILDING INSURANCE

The tenant to contribute to the maintenance of the external part of the property via a service charge payment of £400.00 pax. The landlord to continue to insure and recover the premium cost from the tenant, which is £200 pax.

NOTICE UNDER ESTATE AGENCY ACT 1979

This property is owned by a relative of an employee of Hunt & Thorne.

VIEWING

For further information or to arrange a viewing, please contact the sole agents:

JASON THORNE

jason@huntandthorne.com
07387 188482

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