

# FORMER MORLAIS COLLIERY

LLANGENNECH | LLANELLI | CARMARTHENSHIRE | SA14 8YF



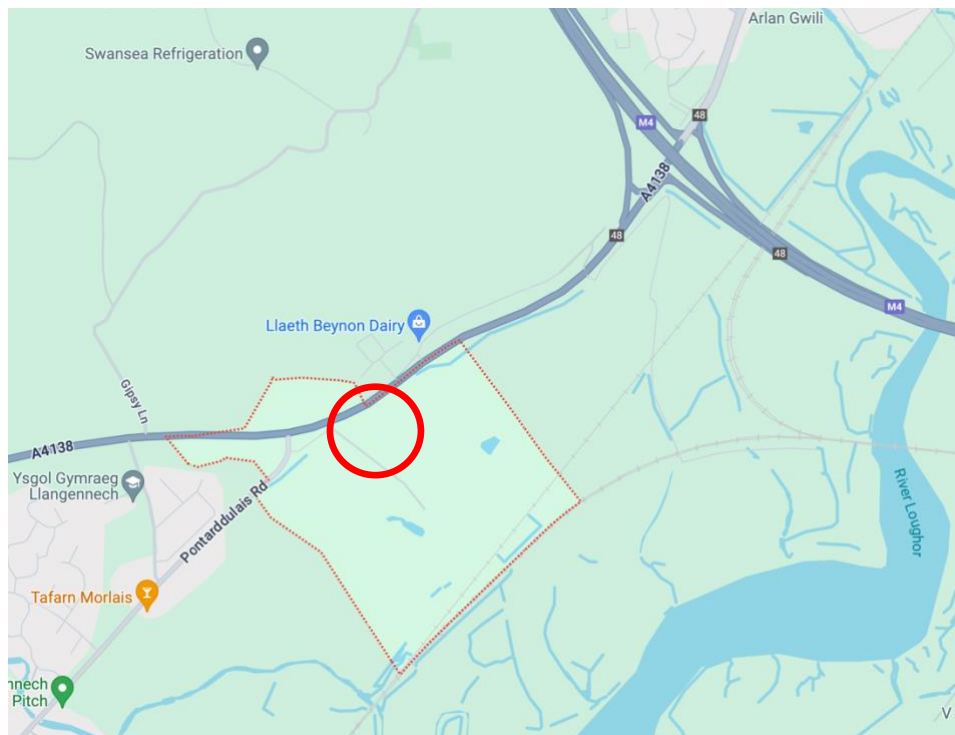
**YARD AREAS  
TO LET**

- FROM 0.25 TO 2 ACRES
- HARDCORE SURFACE
- FLEXIBLE TERMS
- CLOSE TO J48 OF THE M4



## LOCATION

The site is located only a short distance from J48 of the M4 motorway, on the outskirts of the residential village of Llangennech, which lies approx. 3 miles east of Llanelli town centre and approx. 2 miles south of Pontarddulais.



## DESCRIPTION

The site forms part of the old Morlais Colliery and farm. Part of the site is made up of a hardcore finish. Further areas can be created to demand.

## ACCOMMODATION

YARDS FROM	0.25 ACRES	2 ACRES
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## ACCOMODATION

New rateable value assessments will be created with each yard area.

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 yards are available on flexible tenancy agreements.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external common areas of the estate.

## RENT

On Application

## VAT

All prices are quoted exclusive of VAT. VAT is payable on all payments.

## 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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### MATTHEW SIMS

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February 2024



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