

FORMER MALCOLM J SILCOX & SON PREMISES

110 LONG ROW | SWANSEA ROAD, LLANELLI, CARMARTHENSHIRE | SA15 3AX

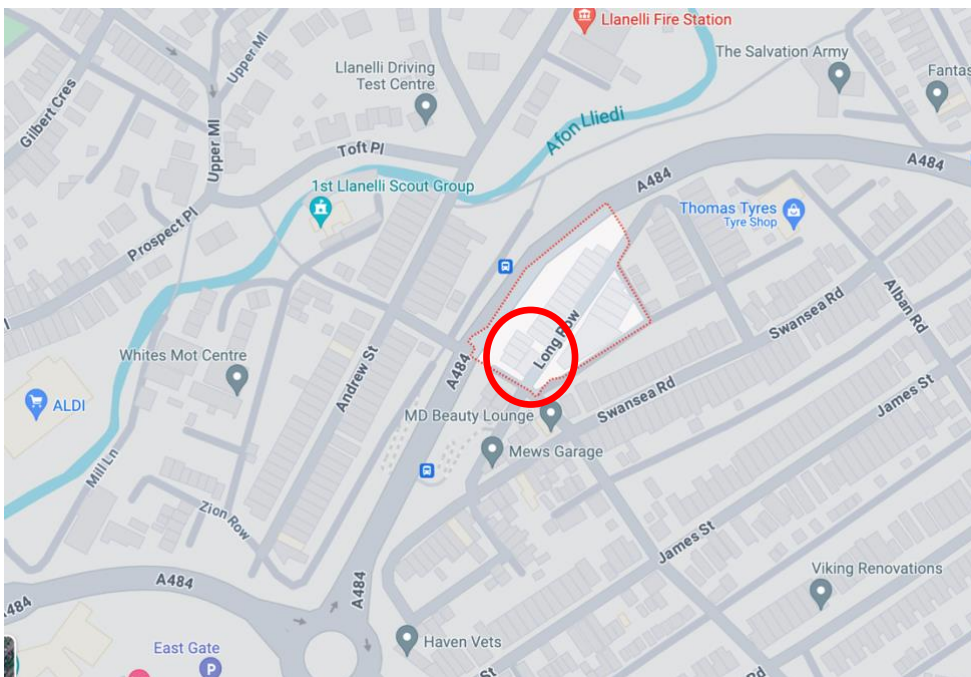


INDUSTRIAL
FOR SALE

- INDUSTRIAL PREMISES WITH OFFICE ACCOMODATION.
- RECENTLY REFURBISHED WITH NEW ROOF.
- FREEHOLD.
- 372.27 SQ M (4,007 SQ FT).
- OFFERS IN THE REGION OF £195,000.

LOCATION

The property is located on Long Row, close to Swansea Road, on the outskirts of Llanelli Town Centre and close to the new Eastgate redevelopment, which is the home of Ffwrnes Theatre, The Odeon, Snap Fitness, Travel Lodge, Joes Ice Cream and Lextan.



DESCRIPTION

The property comprises of a semi detached, single storey office and industrial building, with rendered elevations beneath a pitched new alloy clad roof. The property has recently undergone a refurbishment program, which includes a new feature glass front elevation. An industrial door access exists via the side lane.

ACCOMMODATION

THE PROPERTY COMPRISES OF AN OPEN PLAN RECEPTION AND 5 INNER OFFICES, TOGETHER WITH VARIOUS PARTITIONS WITHIN THE INDUSTRIAL AREA.

TOTAL:	372.27 SQ M	4,007 SQ FT
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RATEABLE VALUE

Following an enquiry on the Valuation Office web site, we have been advised that the property has a rateable value of £TBC.

UBR for Wales 2023/24 is 0.535p in £

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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TENURE

We have been advised that the property being sold is held Freehold.

ASKING PRICE

Offers in the region of £195,000

EPC

To be advised.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT 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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APRIL 2024

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