FORMER PLUMBING STORES

COPPERWORKS ROAD | LLANELLI | SA15 2NE



TRADE COUNTER/WAREHOUSE

FOR SALE (MAY LET)

- DOUBLE BAY
- FREEHOLD
- CLOSE TO LLANELLI TOWN CENTRE
- 298.78 SQ M (3,216 SQ FT)
- OFFERS IN THE REGION OF £250,000

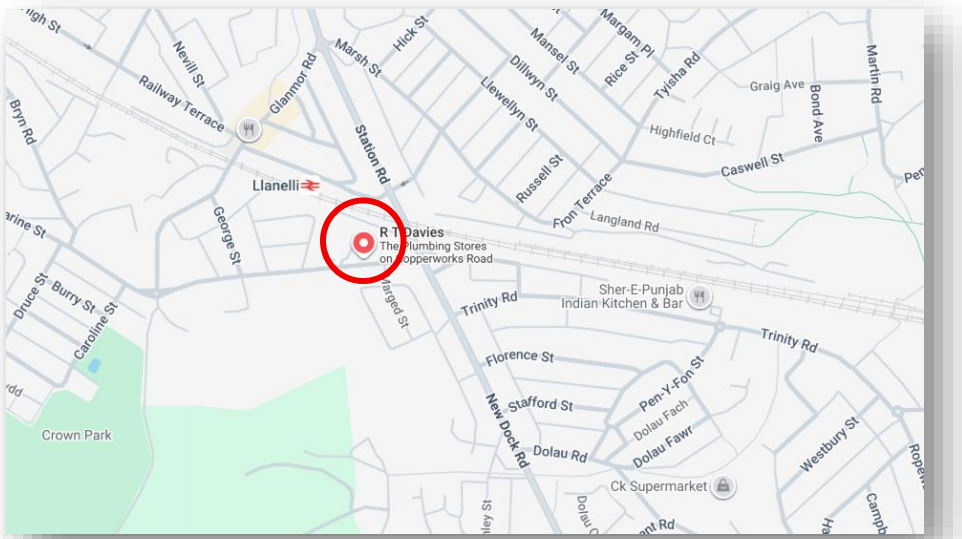
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LOCATION

The property fronts on to Copperworks Road, which lies half a mile south of Llanelli Town centre and half a mile north of the Llanelli Coastal Road.

Prominent occupiers in the immediate vicinity include The Antioch Centre used by the NHS, Llanelli railway station, Dance Kingdom, Coral Betting and Well Pharmacy.



DESCRIPTION

A double bay industrial unit, split into two, which benefits from two roller door access. The building is of lattice frame construction, with breeze block walls. The property has been upgraded with an elevation of modern alloy cladding to the front and part roof.

ACCOMMODATION

Bay 1:	169.92 sq m (1,829 sq ft)
Bay 2:	128.86 sq m (1,387 sq ft)
TOTAL:	**298.78 sq m (3,216 sq ft)**

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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.

LEGAL COSTS
Each party to pay their own legal costs in this transaction.

VAT
All prices quoted are exclusive of VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE
We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

TENURE
Freehold.

ASKING PRICE
Offers in the region of £250,000.

May consider leasing.

Rental £18,000 PAX

EPC
To be provided.

ANTI MONEY LAUNDERING REGULATIONS
Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION
For further information or to arrange a viewing, please contact sole agents Hunt & Thorne Chartered Surveyors.

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November 2026

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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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