

31 West End

Llanelli

Lambert
Smith
Hampton



OPPORTUNITY SUMMARY

- ✓ Asking Price of £250,000
- ✓ Sold with Vacant Possession
- ✓ Freehold Site



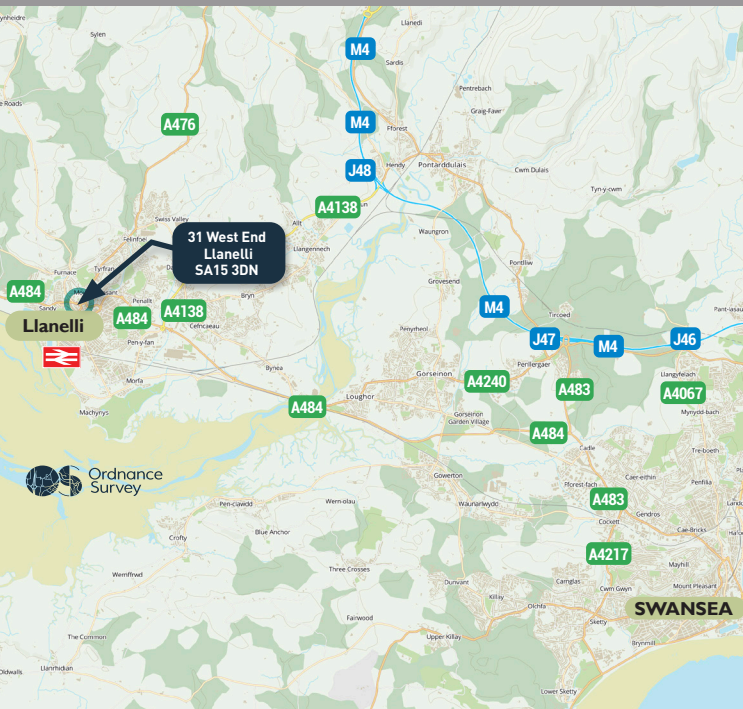
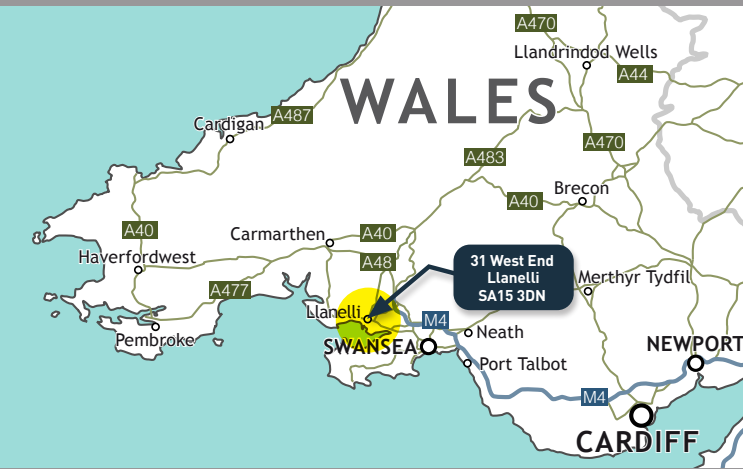
FOR SALE

A3 PREMISES WITH DEVELOPMENT OPPORTUNITY (STP)

| Carmarthenshire | SA15 3DN |

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LOCATION & SITUATION

The property is situated along West End (A484) a mixed use area which comprises both commercial units and residential dwellings. Some of the commercial units include A3 premises, office accommodation and retail premises. The property is located approximately 6 miles south west of junction 48 of the M4 Motorway. Llanelli is located on the Loughor estuary and is the largest town in the county of Carmarthenshire. The town is 11 miles north-west of Swansea and 12 miles south-east of Carmarthen.

DESCRIPTION

End terrace two storey building comprising a restaurant, bar, kitchen and W.C facilities on the ground floor with up to 60 covers and a further 40 on the first floor. There is also a function room which accommodates a further 60 covers along with further ancillary space. Access can be gained off West End and Coldstream Street.

BUSINESS RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£9,000**

UBR for Wales for 2023/2024 is 0.535

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

A copy of this is available upon request.

TENURE

The property is held under a **freehold** title, **WA233390**. The property will be sold with **vacant possession**.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) floor areas to be **254 sq m (2,743 sq ft)**.

LEGAL COSTS

Each party will be responsible for their own legal costs.



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**Lambert
Smith
Hampton**

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Viewing and Further Information

Viewing strictly by prior appointment through the agents:

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