

To Let (may sell)

Motor Trade

Redevelopment/Investment/Trade Counter

Former Days Premises, Sandy Road, Llanelli, Carmarthenshire SA15 4DP



- 1,560.60 Sq M (16,798 Sq Ft)
- On 3.16 Acres (1.28 Ha)
- Showroom, Offices and Workshop
- Prominent Roadside Location



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Location

The site is situated approximately 1.5 miles West of Llanelli Town Centre, fronting an extremely busy highway, known as the A484 Sandy Road, which links Llanelli to the residential suburbs of Pwll, Burry Port, Pembrey, Kidwelly, eventually leading to Carmarthen, 16 miles to the North. The site is located alongside the popular Millennium Coastal Park and abuts one of the entrances onto the Park.

Prominent occupiers in the immediate vicinity include Coleg Sir Gar, Gibson and Jones Veterinary Surgeons, Cawdor Cars Vauxhall and Celtic School of Motoring.

Description

The premises is a single storey detached property. The showroom and offices are located within a flat roof configuration, with the workshop located in a pitched roof and more modern alloy clad addition. The showroom benefits from glazed frontage on two elevation. The workshop benefits from multiple points of access.

Customer car parking exists to the front of the building, with car sales areas and car storage area to the eastern side. To the western side comprises of car storage serving the main building and a further compound.

Accommodation

Site Area: 3.16 Acres (1.28 Ha)

Building	Sq M	Sq Ft
Showroom	235.42	2,534
Workshop	1,136.00	12,228
Valeting Bay	69.97	753
Office/Stores	119.21	1,283
Total Area	1,560.60	16,798

VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have been informed via an online enquiry via the Valuation Office website that the property has a Rateable Value of £70,500.

UBR for Wales 2019/20 is 52.6p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

Tenure

We have been informed that the property being sold is held Long Leasehold for a term of 99 years from 25th December 2016, at a ground rent of £20,000 pax. Further details available on request.

Price

Open to offers.

Rental

Rental offers in the region of £85,000 per annum.

Energy Performance Certificate (EPC)

EPC Band D-92.

CRN: 9821-3001-0585-0100-9725

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Nicholas Founds

Rowland Jones

01792 479845

nicholas@rowlandjones.co.uk

Jason Thorne

Lambert Smith Hampton

01792 702800

07775 740370

jthorne@lsh.co.uk

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Site Plan

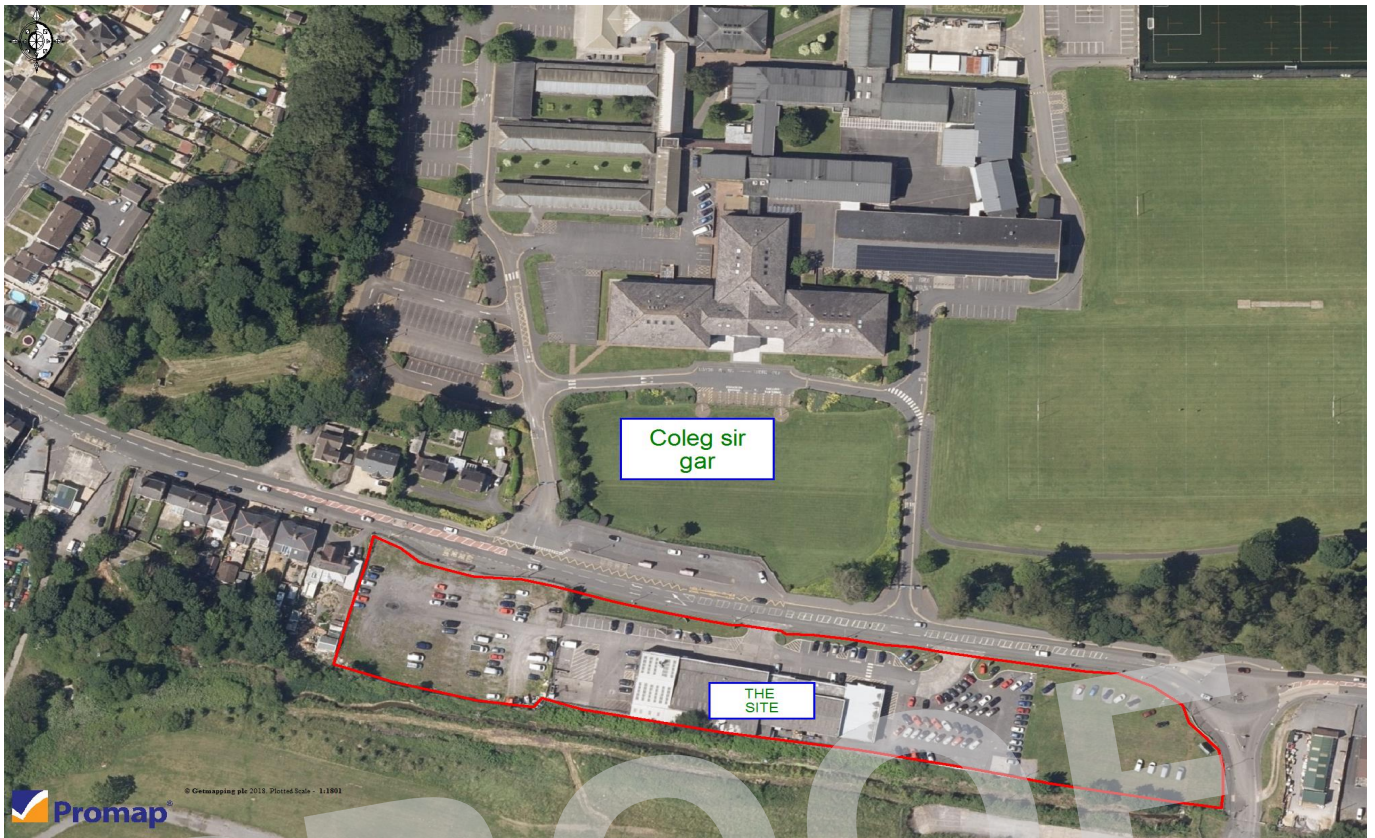


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Location Plan

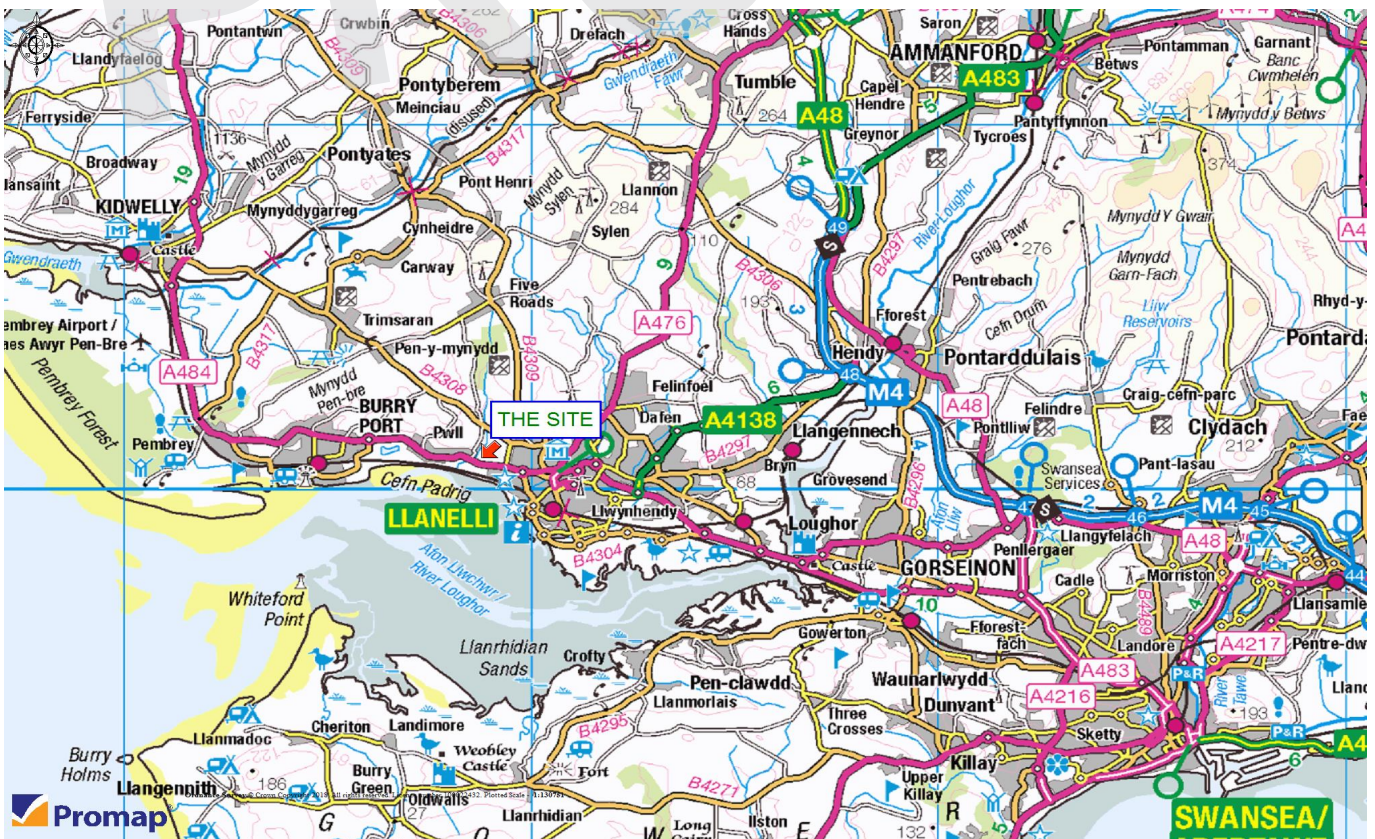


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June 2019



**Lambert
Smith
Hampton**

01792 702 800