



TO LET AS A WHOLE OR IN PART / MAY SELL

**FORMER POUNDSTRETCHER BUILDING
COLLEGE STREET
AMMANFORD
SA18 3AB**

- Prominent Retail Unit in Town Centre
- Sub-division available from circa 2,000 sq ft up to 22,013 sq ft (186 sq m to 2,045 sq m)
- Located adjacent to main bus station and public car park
- EPC Band: C (60)

RENT ON APPLICATION

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property is situated on College Street (A483) in Ammanford Town Centre. College Street is one of the main retail areas with nearby occupiers including Co-operative Food, Domino's Pizza, Subway, Home Bargains, and Lidl, and Ammanford Library. The town centre is also home to a number of local occupiers, including hairdressers, financial advisors, estate agents, solicitors and cafés/ restaurants.

The main bus station in Ammanford is situated adjacent to the property and offers bus services to local areas as well as Llanelli, Carmarthen, Neath and Swansea. There is also a substantial pay and display public car park ('Margaret Street') next to the property which provides parking for 267 vehicles.

Ammanford is one of the principal market towns in Carmarthenshire and is located between Carmarthen (21 miles) and Swansea (17 miles). Ammanford town centre is located circa 4 miles from Junction 49 of the M4 Motorway (Pont Abraham) which is accessed via the A483.

DESCRIPTION

The property comprises a large purpose-built supermarket premises with accommodation arranged over two floors. The building has prominent retail frontage to the main town centre car park to the rear as well as College Street.

The property is available to let as a whole or is capable of being sub-divided to cater for units upwards of circa 2,000 sq ft.

The property is suitable for a range of uses including retail, leisure, office or for pub/ restaurant subject to the necessary planning consent. There is also potential for conversion to residential and the prospect of an additional floor again subject to necessary consent being obtained.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Ground Floor

- Retail Area – 1,101 sq m (11,851 sq ft)
- Office / Staffroom – 36 sq m (386 sq ft)
- Storage – 315 sq m (3,392 sq ft)

First Floor

- Office Accommodation - 593 sq m (6,384 sq ft)

Total 2,045 sq m (22,013 sq ft)

SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property (or part) is available to let by way of a new lease on terms to be agreed. There is also an option to purchase the property.

RENT

Rent is on application, and dependent upon size of requirement, lease length, covenant strength and specific works required.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £89,000
Uniform Business Rate 2023/24: 53.5
Gross Rates Payable: £47,615

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. We understand that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street, Caerphilly, CF83 1NX

Tel: 02920 867711

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SUBJECT TO CONTRACT AND AVAILABILITY

OCT23/1742





IMPORTANT NOTICE
All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS

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