

3 Vaughan Street | Llanelli | SA15 3US

Prime Shop | To Let

Location

Llanelli is the largest town in the County of Carmarthenshire with an estimated population approaching 50,000 people. The town is located on the south coast, approximately 12 miles to the west of Swansea.

Description

The property occupies a prime retailing position in the heart of the town centre close to the junction of Stepney Street other retailers close by include Boots, Home Bargains, HSBC and Coral. Also opposite St Elli Shopping Centre, anchored by Asda, Wilko, Sports Direct and Argos.

Accommodation

The property has the following approximate floor areas:-

| | | |
|-------------------------|-------------|-------------|
| Ground floor sales | 172.71 Sq.m | 1,859 Sq.ft |
| 1st floor office/stores | 141.49 Sq.m | 1,523 Sq.ft |
| TOTAL | 314.20 Sq.m | 3,382 Sq.ft |

Tenure

The premises are available by way of a new sublease, terms to be agreed.

Rent

£12,500 per annum exclusive plus VAT (if applicable).

EPC

Further details available upon request. C rating.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £11,000. For rates payable please refer to the Local Charging Authority, Carmarthenshire County Council - 01554 742330.

Legal costs

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



Contact

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Upon the
instructions
of Boots

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents/quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

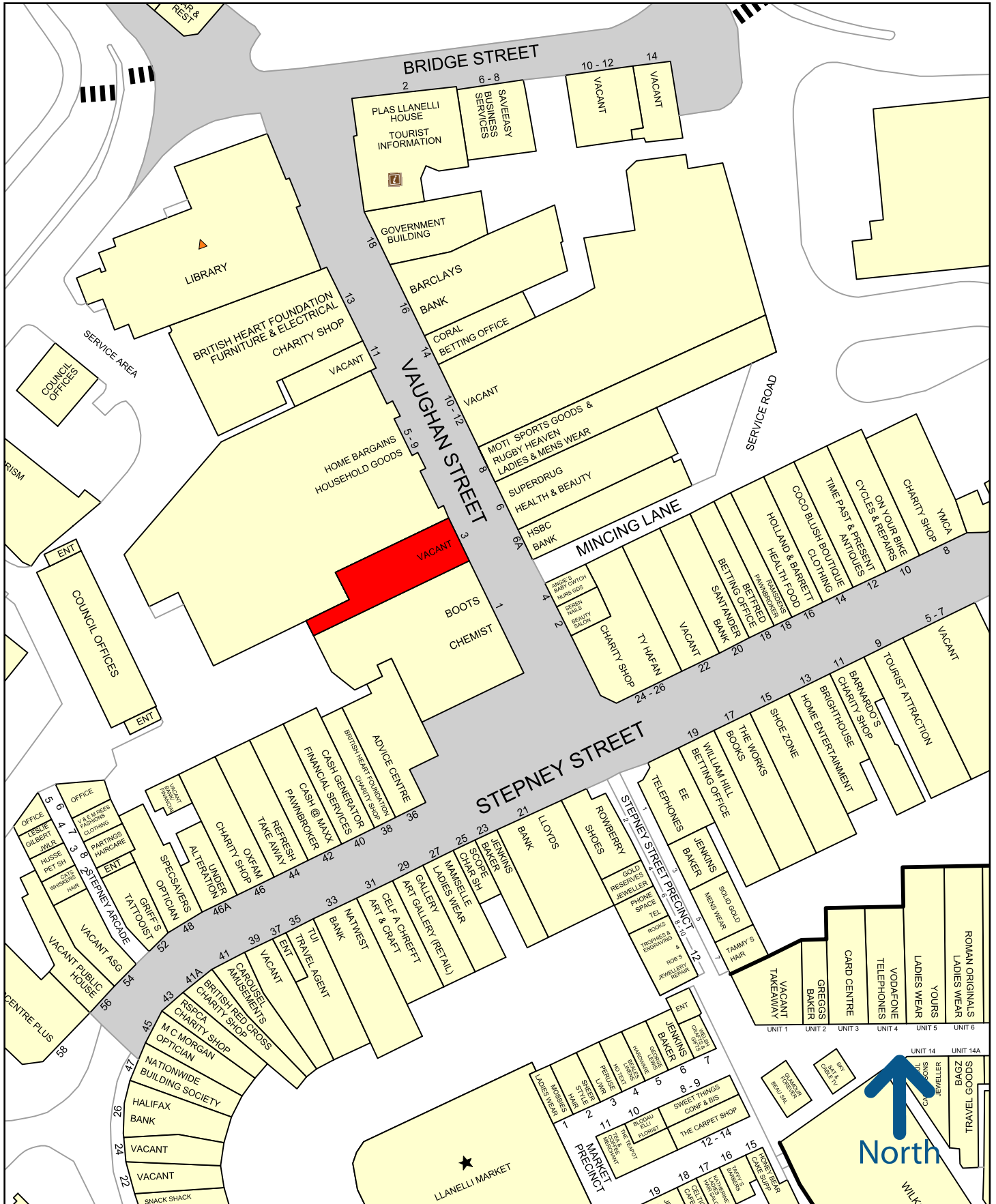
Information required will include:-

* Corporate structure and ownership details

* Identification and verification of ultimate beneficial owners

* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



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