



1a Crown Parade, Llanelli, Carmarthenshire, SA15 3LG

TO LET

RETAIL UNIT

750 sq ft (69.68 sq m)

- + Ground floor retail unit
- + Prominent roadside location
- + Quoting rent £12,500 pax

029 2081 1581

LOCATION

The property is located in Llanelli Town centre. It has a prominent frontage onto the A484, a major arterial route which provides links to Swansea (East) and Carmarthen (West).

There are a number of well established businesses in the immediate area. This includes the new East Gate development which is home to Ffwrnes Theatre, ODEON cinema, Nando's and Travelodge.

DESCRIPTION

The property comprises an end-terrace, fully glazed single storey modern retail unit. It is configured to provide restaurant / sales area in addition to staff facilities including WC's. Level pedestrian access is provided from Crown Parade with additional real / fire escape. There is also a communal car park located to the front of the parade.

ACCOMMODATION

The property has been measured to net internal area and provides the following areas;

Ground Floor 750 sq ft | (69.69 sq m)

TOTAL **750 sq ft | (69.68 sq m)**

LEASE TERMS

The property is available on the basis of a new lease for a term of years to be agreed.

RENT

The property is available at a quoting rent of £12,500 per annum.

BUSINESS RATES

The property has a rateable value of £10,250. We understand the property therefore qualifies for small business rates relief.

Interested parties should rely on their own enquiries with the Local Authority.

SERVICE CHARGE

The Landlord maintains and manages the communal parts of the estate of which the property forms part. This includes the entrance, car park, landscaped areas and external lighting. The Tenant reimburses a proportion of the cost to the Landlord via a service charge. Further detail upon request.

EPC

We understand the property has an EPC rating of B (46). A copy of the certificate can be provided upon request.

VAT

All costs quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

Alternatively, please contact joint agents Hunt & Thorne 01792 776600

SUBJECT TO CONTRACT AND AVAILABILITY



April 2024

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Llanelli, SA15 3LG

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