

FOR SALE/ TO LET

A1 RETAIL

26 QUAY STREET, AMMANFORD,
SA18 3BS



- LARGE TWO STOREY RETAIL UNIT
- 215.63 SQ.M (2,321.04 SQ. FT.)
- TOWN CENTRE LOCATION WITHIN PRIME RETAIL AREA
- PROMINENT POSITION ALONG MAIN PEDESTRIANISED AREA

OFFERS IN THE REGION OF
£210,000 OR **£17,950 PA**

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LOCATION

The property is situated fronting Quay Street within the main pedestrianised area of Ammanford Town Centre.

Quay Street is the main commercial thoroughfare in Ammanford Town Centre and is occupied by a variety of local and national retailers. Neighbouring occupiers include **Argos, Iceland, Lloyds Bank, Greggs, Home Bargains**, etc.

Ammanford is located approximately 5 miles from the M4 Motorway and approximately 16.5 miles from Swansea City Centre. The town provides good lines of communication via the main A483 and the A474, providing ease of access to nearby towns such as Llandeilo, Llanelli and Carmarthen.

DESCRIPTION

The subject property comprises a recently fitted two-storey retail unit currently occupied by New Look. The premises affords a large ground floor sales area, which can be accessed directly off the main pedestrian walkway via a standard sales display entrance.

Ancillary accommodation is also available over the first floor comprising additional storage, staff kitchen and w.c. facilities.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 164.72 sq.m (1,773 sq. ft.)

FIRST FLOOR

Net Internal Area: 50.90 sq.m (547.90 sq. ft.)

RATES

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

Rateable Value (2017): £17,500

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

Terms & Tenure

The subject premises is available Freehold with potential for vacant possession, subject to the necessary notice period.

Alternatively the subject premises is available to let on a new effective full repairing and insuring lease, under terms to be negotiated.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

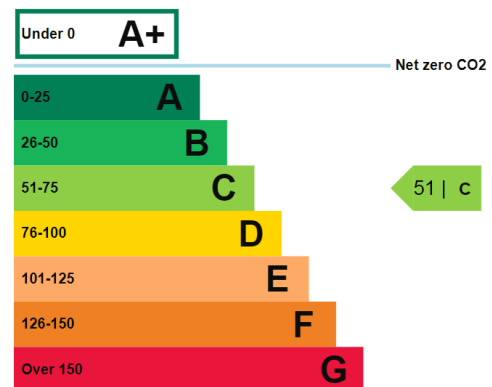
26, Quay Street AMMANFORD SA18 3BS	Energy rating C
Valid until 18 June 2024	Certificate number 0960-3962-0344-1370-2084

[Print this certificate](#)

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	312 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



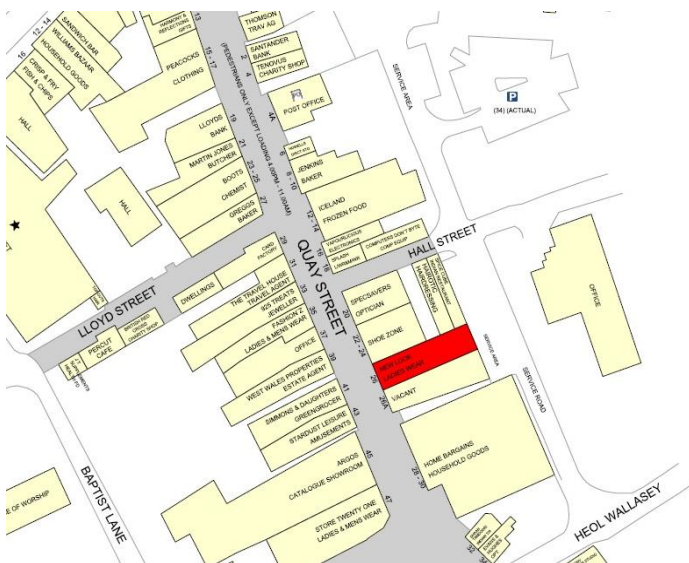
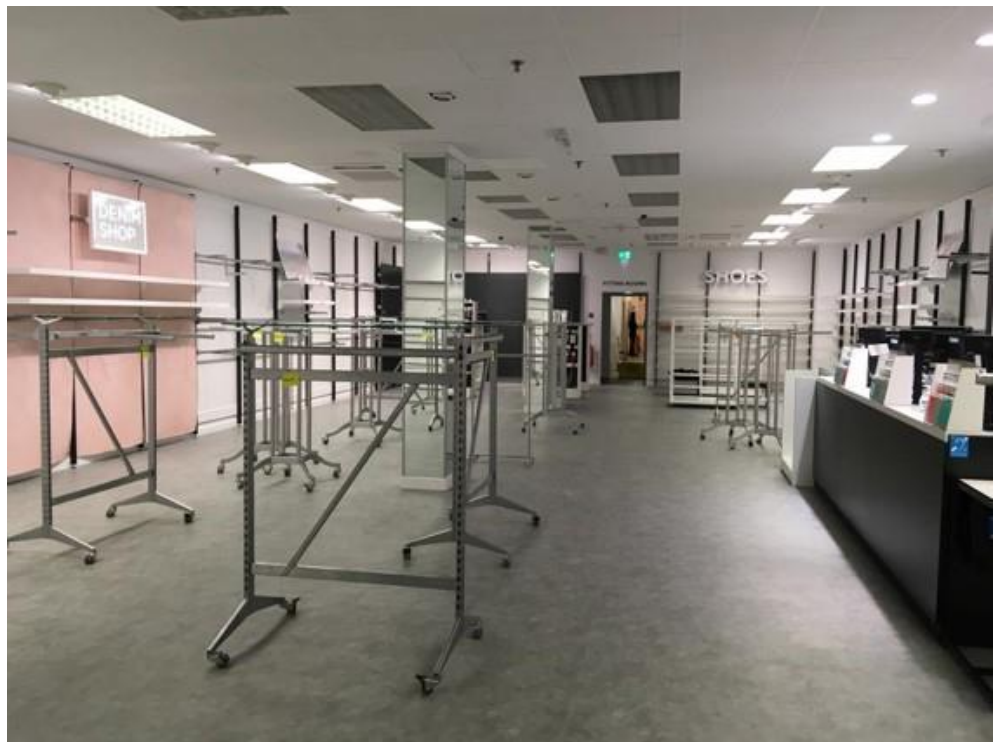
Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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