

TO LET

A1 RETAIL

Unit 24a Cross Hands Business Park, Heol Stanllydd,
Cross Hands, Llanelli, SA14 6RB



- LARGE RETAIL UNIT WITH OPEN A1 CONSENT
- 1,201.72 SQ.M (12,935.38 SQ. FT)
- SECURE COMPOUND WITH CUSTOMER PARKING FOR 100 SPACES
- ESTABLISHED RETAIL/ BUSINESS PARK WITHIN EASE OF ACCESS TO M4

OFFERS IN THE REGION OF
£85,000 PAX

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LOCATION

The subject premises is situated within Cross Hands Business Park, front the main estate road.

Cross Hands Business Park is considered to be one of the primary retail locations, which is occupied by a number of established retailers such as **McDonalds, KFC, J&J Motors, Farmfoods** and **Home Bargains**.

The subject premises is located within a short driving distance to the main A48, which provides good lines of communication to Carmarthen (12 miles) and Llanelli (10 miles), while the M4 Motorway (J49) is approximately 4 miles away in a southerly direction.

DESCRIPTION

The subject premises comprises a large retail unit situated within a secure compound, measuring circa 1.46 acres (0.59 hectares), providing designated customer parking for approximately 100 spaces including a sufficient loading area to the rear of the main unit for deliveries. Vehicular access onto the site is via a splayed entrance, directly off the main estate road, onto the open customer car parking area.

Internally, the property comprises an open retail area, which has been partitioned in part to accommodate a large stock room, manager's office, staff kitchen and w.c. facilities.

We further advise that the subject premises was granted planning permission in 2010 and previously occupied by Home Bargains for an open A1 retail consent.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Sales Area: 1,024.48 sq.m (11,027.0 sq. ft.)
accessed off the customer parking area via a sales display window and automated entrance door.

Shop Depth: 28.31 m (92'10")
Internal Width: 36.26 m (118'11")

Ancillary: 177.24 sq.m (1,907.81 sq. ft.)
accessed off the main sales area and briefly comprising a large store area, managers office, staff kitchen and w.c. facilities.

RATES

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

Rateable Value (2017): £88,000

From April 2018 the Welsh Government has set the multiplier according to the Consumer Price Index (CPI). For the financial year 2019-20 the multiplier is 0.526 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

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

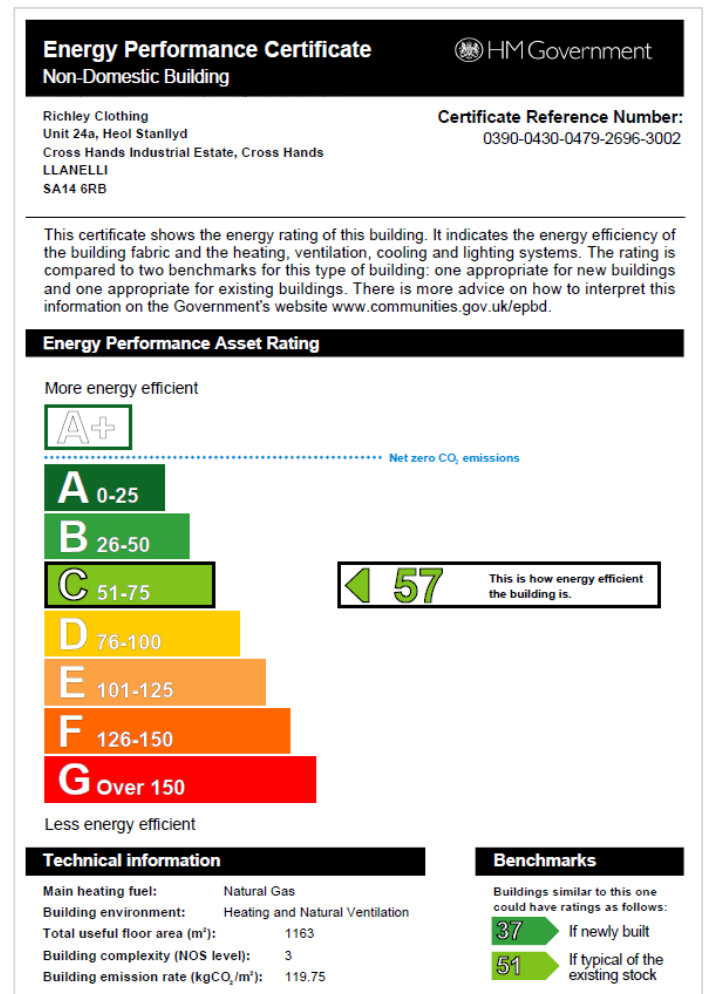
Viewings

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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Land Registry Current title plan

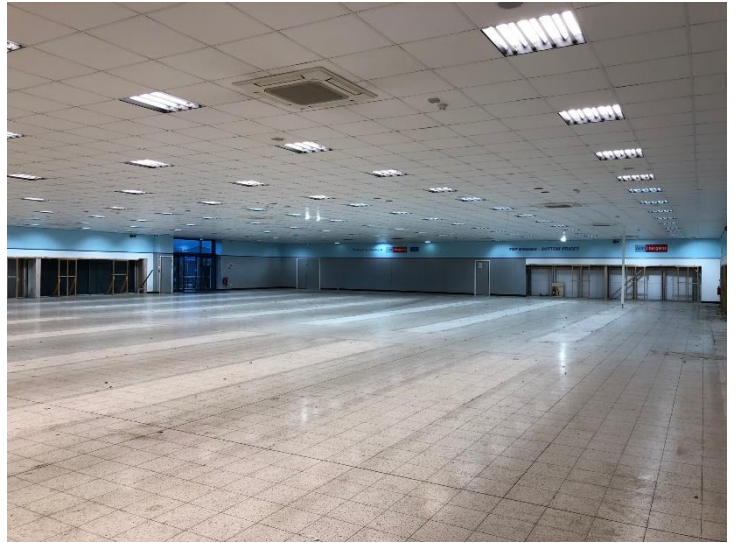
Title number **WA585992**
Ordnance Survey map reference **SN5612NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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