

TO LET

RETAIL/ OFFICE UNIT (A1/A2)

44 College Street, Ammanford,
SA18 3AF



- SELF-CONTAINED GROUND FLOOR RETAIL/ OFFICE UNIT
- NET INTERNAL AREA: 52.67 SQ.M (566.97 SQ. FT.)
- ESTABLISHED TOWN CENTRE LOCATION ALONG PROMINENT MAIN ROAD POSITION
- LARGE ENCLOSED COURTYARD TO THE REAR – PERMITTED TO BE USED JOINTLY WITH RESIDENTIAL TENANT (SUBJECT TO PRIOR LANDLORD'S CONSENT)

OFFERS IN THE REGION OF
£8,250 PA

LOCATION

The premises is located along the prominent main road of College Street within Ammanford Town Centre.

The subject premises affords an easily accessible location, which is situated directly opposite the recently developed **Co-operative** Supermarket store, while the main bus depot is approximately 200 yards away in an easterly direction.

Occupiers within the immediate vicinity also include **Dominos Pizza**, **Jenkins**, **Lloyds Bank**, and **Boots** while the pedestrianised area of Quay Street is a short walking distance from the premises.

Ammanford is served by the A483 and A474 roads and Ammanford local railway station is a stop on the Heart of Wales Line with trains to Llanelli and Swansea to the south and Shrewsbury to the north. We further advise that the main bus depot is also located directly opposite the subject premises.

DESCRIPTION

The subject property comprises a self-contained ground floor retail/ office unit, which was previously occupied for use as professional offices (A2 Use Class).

Internally, the subject premises accommodates the main sales area, which can be accessed directly off the main pedestrian walkway to the front via a standard sales display entrance, benefitting from a net frontage of 5.16m (16'11"). The main sales area is also supported by ancillary accommodation, located further to the rear, comprising the staff kitchen and w.c. facilities. We further advise that the main sales area benefits from 2 no. wall mounted air conditioning units, together with a gas fired central heating system.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area: 52.67 sq.m (566.97 sq. ft.)

Sales Area: 44.27 sq.m (476.52 sq. ft.)

Shop Depth: 7.14m (23'5")

Net Frontage: 5.16m (16'11")

Sales (ITZA): 40.99 sq.m (441.27 sq. ft.)

Ancillary: 8.40 sq.m (90.41 sq. ft.)
which briefly comprises the following.

Staff Kitchen: 3.91m x 2.92m

W.C. Facilities

RATES

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

Rateable Value (2017): £4,600

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2022/23 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2023. Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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

Please be advised that a figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

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

Please be advised that the upkeep and maintenance of the wall mounted air conditioning units will be subject to a service charge levy of approximately £200 (two hundred pounds), payable every 6 months.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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