

TO LET

A1 RETAIL

Ground Floor, 22b College Street, Ammanford,
SA18 3AF



- GROUND FLOOR COMMERCIAL UNIT TO REAR OF MAIN SALES AREA
- ACCESSED INDEPENDENTLY OFF THE SIDE ELEVATION
- NET INTERNAL AREA - 48.65 SQ.M (523.66 SQ. FT.)
- POTENTIAL TO ACQUIRE ENTIRE GROUND FLOOR – SUBJECT TO NEGOTIATION
- ESTABLISHED TOWN CENTRE LOCATION

OFFERS IN THE REGION OF
£3,600 PA

LOCATION

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

Occupiers within the immediate vicinity include Co-op, 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 ground floor commercial unit, which is located to the rear of the ground floor retail unit situated directly off the main pedestrian walkway to the front.

Internally the subject premises benefits from three individual rooms, which have the potential to be occupied for a number of proposed uses (subject to obtaining the necessary statutory consents). The subject premises currently forms part of the ancillary accommodation, located directly to the rear of the main sales area.

The unit has proposed to be sub-divided, which will benefit from a separate entrance door, accessed off the main pedestrian walkway to the front, leading to the entrance lane over the side elevation. Communal toilet and kitchen facilities will also be available off the main entrance corridor, which will be shared with the main sales area located to the front.

The premises also affords an external garden area, which can be accessed off the rear.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 48.65 sq.m (523.66 sq. ft.)
which briefly comprises the following.

Entrance Foyer
with doors to.

Communal W.C. Facilities

Communal Kitchen Facilities

Room 1: 3.08m x 4.22m
with access to.

Room 2: 3.87m x 3.38m (max)
with access to.

Room 3: 3.97m x 5.61m
with door to rear enclosed garden.

RATES

Please be advised that the Rateable Value in the subject premises will need to be reassessed after the necessary alterations have been undertaken.

As stated on the VOA website the Rateable Value for the entire ground floor premises is £6,700.

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

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

We have been advised that VAT is not applicable to this proposed transaction.

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).

We further advise that the entire premises (to include the first floor office suite) may also be available to let, subject to the necessary negotiations.

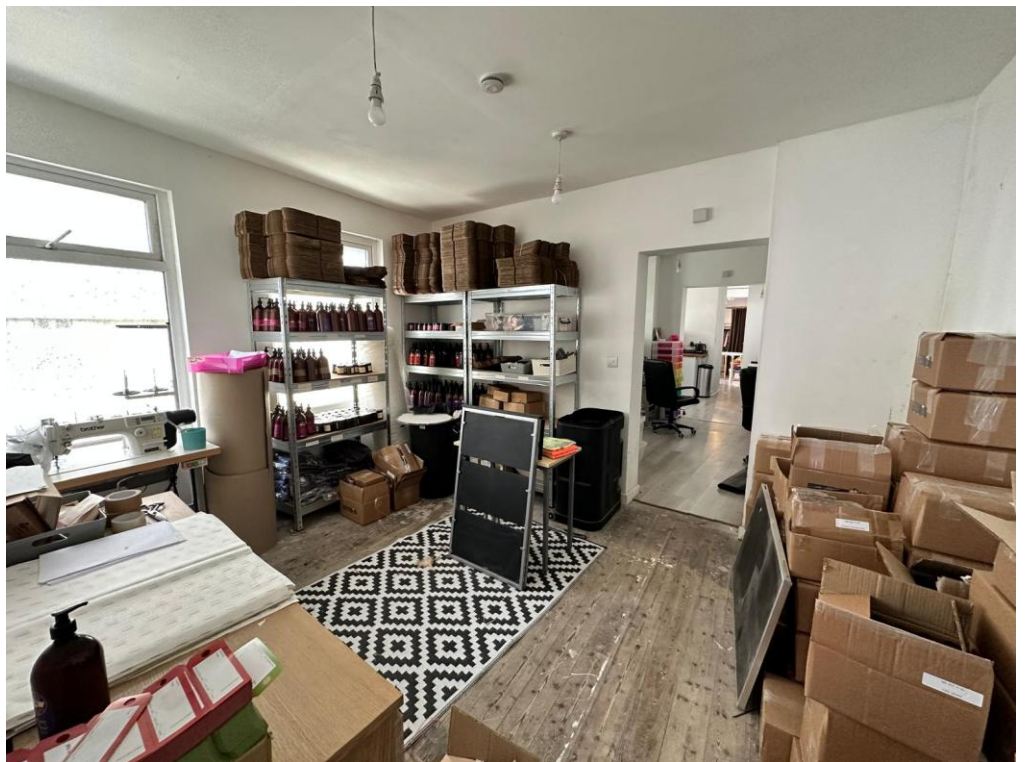
Alternatively, the ground floor has the potential to be acquired in its entirety to include the sales area to the front.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

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