



68 Station Road, Burry Port, SA16 0LW

Former Co-op unit - To-Let / May sell

Summary

Tenure	To Let / For Sale
Available Size	2,592 to 5,185 sq ft / 240.80 to 481.70 sq m
Rent	£10 per sq ft
Price	Offers in the region of £250,000
Service Charge	N/A
Rates Payable	£27,959.50 per annum
Rateable Value	£49,750
EPC Rating	Upon enquiry

Key Points

- Prominent high street location
- Suitable for a variety of uses, subject to Planning
- First floor let to FHA with a passing rent of £7,920 per annum
- Self-contained retail Unit with large sales area.
- Capable of sub-division

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Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The unit is a self-contained single-storey premises with a large frontage and sits on the main high street in Burry Port. The unit was previously operated as a Co-operative convenience store and benefits from having access to the rear where there is a loading area and bin storage.

Internally, it provides retail/trading accommodation at the front with storage space, office accommodation, a small kitchen, and WCs to the rear. The unit has been stripped out to shell condition, with the A/C and suspended ceiling in place, along with partitioning at the back of the unit

Suitable for a range of uses, including retail, leisure, or as a pub/ restaurant, subject to the necessary planning consent.

The property is available to let as a whole or is capable of being sub-divided to cater for smaller requirements upwards of circa 2,000 sq ft.

Location

Burry Port is a harbour town in Carmarthenshire. Situated just off the A484, Burry Port provides direct road access to the nearby town of Llanelli (approx. 5 miles east) and the regional centre of Carmarthen (approx. 15 miles west)

The nearby M4 motorway, accessible via Junction 48 at Hendy (approx. 20 minutes by car), provides a direct route to Swansea (approx. 30 minutes), Cardiff (approx. 1 hour)

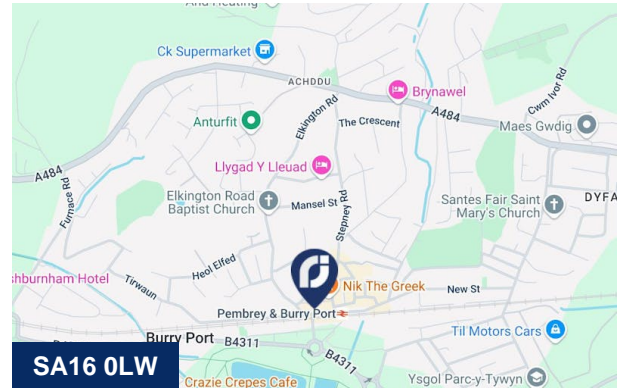
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	3,751	348.48	Available
Ancillary - Ancillary / Storage	1,333	123.84	Available
Total	5,084	472.32	

Terms

The property (or part) is available to let by way of a new lease on terms to be agreed. Alternatively, our client may consider selling their Freehold Interest. The first floor is currently let to Family Housing Association on a 35-year



Viewing & Further Information



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