

TO LET

A1 RETAIL

17 Wind Street, Ammanford, SA18 3DN



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT
- NET INTERNAL AREA - 59.14 SQ.M (636.58 SQ. FT.)
- PROMINENT MAIN ROAD POSITION WITHIN AMMANFORD TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO A PAY AND DISPLAY PUBLIC PARKING AREA

OFFERS IN THE REGION OF
£9,500 PA

LOCATION

The premises is located along the prominent main road of Wind Street within Ammanford Town Centre, which benefits from an easily accessible trading location.

Established occupiers within close proximity include Subway, Shoppers World Arcade and Dominos, 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 recently refurbished, modern self-contained ground floor retail, which is situated along a busy main road and thoroughfare within Ammanford town centre.

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 larger net frontage and sales display window of 6.77m (22'3"). The main sales area is also supported by ancillary accommodation, located further to the rear, comprising a walkthrough store area, staff kitchen and w.c. facilities.

Time restricted parking and various loading bays are available to the front and we further advise that additional public parking facilities also available to the rear, providing approximately 44 pay and display public parking bays.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 59.14 sq.m (636.58 sq. ft.)

Sales Area: 33.03 sq.m (355.53 sq. ft.)

Shop Depth: 4.88m (16'0")

Net Frontage: 6.77m (22'3")

Ancillary: 26.11 sq.m (281.04 sq. ft.)
which briefly comprises the following.

Store Area: 3.54m x 3.21m
with doors to.

W.C. Facilities

Staff Kitchen: 3.53m x 4.18m
with door to rear yard area/ external garage units.

RATES

Based on further enquiries made through the Valuation Office Agency (VOA) website the Rateable Value for the subject premises has yet to be determined.

However, we note that the Rateable Value previously determined for the period between 1st April 2017 and 10th April 2022 was £4,200.

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

Rates relief for small businesses in Wales will apply up to 31st March 2024. 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

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).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

Energy performance certificate (EPC)

The Tasty Kitchen 17 Wind Street AMMANFORD SA18 3DN	Energy rating D	Valid until:	10 October 2029
		Certificate number:	0750-0431-1129-7600-7096

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	50 square metres

Rules on letting this property

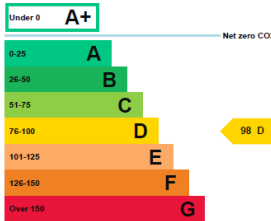
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



17 Wind Street, Ammanford, SA18 3DN



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

17 Wind Street, Ammanford, SA18 3DN



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.