

# FOR SALE

## A1 RETAIL

22 College Street, Ammanford, SA18 3AF



- A LARGE TWO STOREY EXTENDED RETAIL UNIT
- SHOP DEPTH OF 11.70M (38'4")
- NET INTERNAL AREA - 226.91 SQ.M (2,442.45 SQ. FT.)
- PROMINENT TOWN CENTRE LOCATION
- FLEXIBLE ACCOMMODATION SUITABLE FOR SUB-DIVISION/ REDEVELOPMENT (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF  
**£159,950**

## LOCATION

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

Established occupiers within the immediate vicinity include Co-op, and Domino's Pizza, 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 premises comprise a substantial mid-terraced, two-storey commercial building situated within Ammanford town centre, which affords a total net internal floor area of approximately **226.91 sq.m (2,442.45 sq. ft.)**.

The ground floor provides a retail unit which has been significantly extended to the rear to create a large, open-plan sales area, accessed directly from the main pedestrian walkway to the front. The remainder of the ground floor comprises a series of interconnecting rooms of varying sizes, suitable for storage or ancillary office use.

The first floor has also been extensively extended to the rear and provides approximately six rooms of varying sizes, offering flexible accommodation with potential for further subdivision from the main landing area. The space is supported by ancillary facilities, including a staff kitchen and WC accommodation.

The property also benefits from independent side access, connecting eventually to the main pedestrian walkway to the front.

Overall, the premises offer flexible and versatile accommodation suitable for a variety of commercial uses (subject to the necessary statutory consents).

Externally, the property also benefits from a rear enclosed garden area, which can be accessed internally off the rear extension.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area: 123.93 sq.m (1,333.98 sq. ft.)**

Sales Area: 62.30 sq.m (670.63 sq. ft.)

Shop Depth: 11.70m (38'4")

Internal Width: 5.76m (18'10")

Ancillary: 61.63 sq.m (663.38 sq. ft.)

*comprising a total of four interlinked rooms of various sizes throughout the extension to the rear.*

W.C. Facilities

### FIRST FLOOR

**Net Internal Area: 102.98 sq.m (1,108.47 sq. ft.)**

Landing  
*with doors to.*

Room 1 (front) **2.42m x 3.07m**

Room 2 (front) **3.49m x 3.63m**

Room 3 (front) **3.69m x 7.57m**

Room 4 (rear) **3.05m x 6.65m**  
*with steps to.*

Room 5 (rear) **3.81m x 3.35m**

*Room 5 (rear): 3.81m x 3.35m*

*Subdivided in part to accommodate a small kitchenette area, doors to.*

W.C. Facilities

Room 6 (rear) **4.08m x 3.47m**

## RATES

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

**1<sup>st</sup> Floor, 22 College Street: £6,600**

**Ground Floor, 22b College Street: £7,400**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2026-27 the multiplier will be as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

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](http://www.voa.gov.uk).

## VAT

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

## Terms & Tenure

Our client's Freehold interest is available for sale, to be sold with vacant possession.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

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