

TO LET

A1 RETAIL

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



- GROUND FLOOR RETAIL UNIT WITH SHOP DEPTH OF 11.70M
- PROMINENT TOWN CENTRE LOCATION
- NET INTERNAL AREA - 62.29 SQ.M (670.48 SQ. FT.)
- POTENTIAL TO ACQUIRE ENTIRE GROUND FLOOR – SUBJECT TO NEGOTIATION

OFFERS IN THE REGION OF
£6,000 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 retail unit, which benefits from a prominent main road position within Ammanford town centre.

The main sales area, which has a shop depth of approximately 11.70m comprises an open sales area to the front, which can be accessed directly off the main pedestrian walkway via a sales display window entrance. The remaining accommodation located directly to the rear comprises an additional store area with communal kitchen and w.c. facilities (shared with the unit located directly to the rear).

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	62.29 sq.m	(670.48 sq. ft.)
Sales Area:	56.53 sq.m	(608.57 sq. ft.)
Shop Depth:	11.70m (38'4")	
Internal Width:	5.76m (18'10")	
Ancillary:	5.76 sq.m	(62.05 sq. ft.)

comprising an additional store area located directly to the rear of the main sales area.

Communal W.C. Facilities

Communal Kitchen Facilities

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 ancillary accommodation to the rear.

VIEWING

By appointment with Sole Agents:

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



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