

THE OLD VESTRY

BRIDGE STREET | BURRY PORT | CARMARTHENSHIRE SA16 0BN



OFFICE
TO LET

- REFURBISHED OFFICE ACCOMMODATION
- LOCATED IN THE HEART OF BURRY PORT
- 43.57 SQ M (469 SQ FT)
- ASKING RENT £7,200 PAX

LOCATION

The property is located adjoining the DD Mechanical Premises on Bridge Street, within the heart of Burry Port.



DESCRIPTION

A detached property, which comprises of a general open plan area, incorporating a kitchen, three inner offices and two WC facilities.

ACCOMMODATION

Total	43.57 sq m	(469 sq ft)
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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party to pay their own legal costs in any transaction.

VAT

All prices are quoted exclusive of VAT.

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the rateable value is TBC.

UBR for Wales 2026/27 is 0.502p in the £

Interested parties are asked to verify the assessment by making contact with the local rating authority.

RENT

£7,200 pax

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The landlord to charge a service charge, in relation to a contribution to the maintenance of the external part of the estate. Landlord to continue to insure and recover the premium cost from the tenant.

LEASE TERMS

The property is available on new lease terms.

EPC

To be provided.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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07387 188482

MATTHEW SIMS

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07825 372503

April 2026

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