

# UNIT 2 TROSTRE RETAIL PARK

LLANELLI | CARMARTHENSHIRE | SA14 9UY

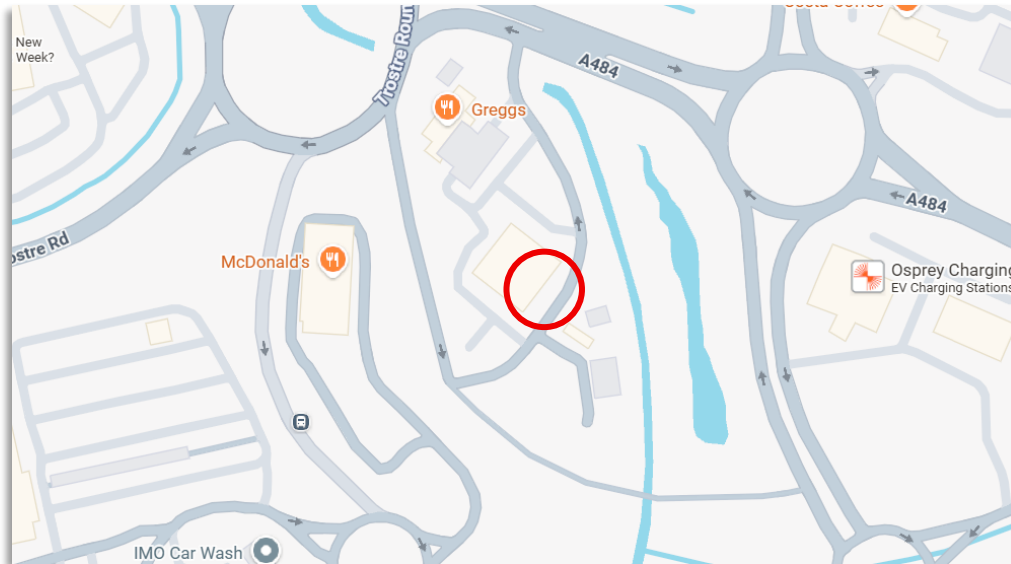


**TRADE COUNTER  
TO LET**

- PRIME RETAIL WAREHOUSE
- ADJOINING SALLY HAIR & BEAUTY AND GREGGS
- 432 SQ M ( 4,650 SQ FT )
- ASKING RENT £69,750 PAX

## LOCATION

Trostre Retail Park is located in a prominent position overlooking the main Trostre roundabout in Llanelli. Prominent occupiers in the immediate vicinity include McDonalds, Greggs, Sally Hair & Beauty, Starbucks, Morrisons, Costa, Tesco, Aldi and Dunelm.



## DESCRIPTION

A semi-detached retail warehouse, which backs on to Sally Hair & Beauty. The building is of steel portal frame construction, with elevations of brick/breeze block and alloy cladding, beneath an alloy clad roof. The property benefits from a part glazed frontage, with side loading. Car parking exists to the front and side of the property.

## ACCOMMODATION

|          |             |
|----------|-------------|
| 432 SQ M | 4,650 SQ FT |
|----------|-------------|

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £60,000.

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

Interested parties are asked to verify this information, by directly contacting the local rating authority.

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.

## EPC

To be provided.

## LEASE TERMS

The property is available on new lease terms.

## ASKING RENT

£69,750 PAX

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable for the external maintenance of the communal areas. The landlord to continue to insure and recover the premium cost from the tenant.

## VAT

Our client reserves the right to charge vat on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## 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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### MATTHEW SIMS

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07825 372503

April 2026

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