

GROUND FLOOR, 18 STATION ROAD

BURRY PORT | CARMARTHENSHIRE | SA16 0LR

**HUNT &
THORNE**
CHARTERED SURVEYORS



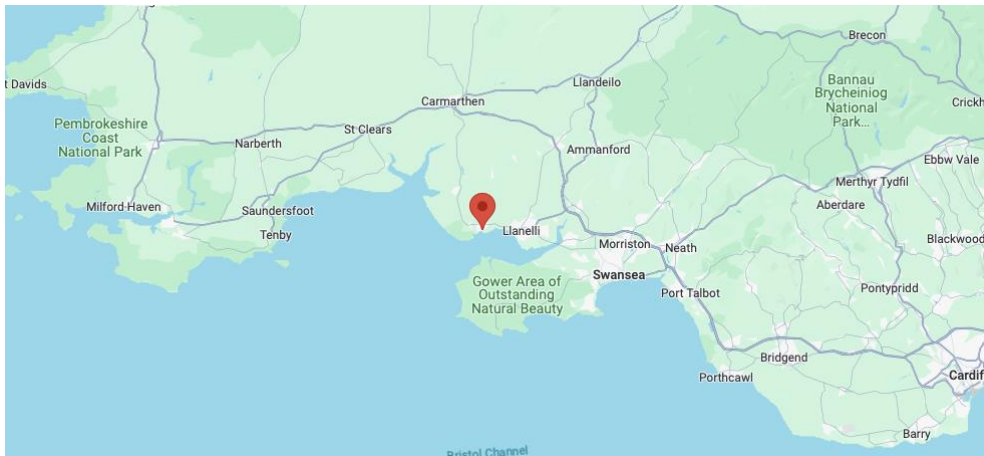
**INVESTMENT
FOR SALE**

- RARE INVESTMENT OPPORTUNITY
- PROMINENT LOCATION IN POPULAR HARBOUR TOWN
- CURRENT ANNUAL INCOME £6,600PAX
- LET TO AN ESTABLISHED CAFÉ ON A LEASE EXPIRING IN 2027
- OFFERS IN THE REGION OF £100,000

LOCATION

The property is located in a prominent town centre position fronting Station Road, a busy retail and mixed-use location. There are a variety of national retailers in the direct vicinity including Jenkins Baker and CO-OP. The main Burry Port Train Station is also in close proximity.

Burry Port is a busy harbour town and popular tourist destination. The town is located 8 miles west of Llanelli and 12 miles south of Carmarthen.



DESCRIPTION

The property comprises a ground floor lock-up shop with rear courtyard. The accommodation is currently configured to a well specified café with kitchen and associated staff and WC facilities.

The property forms part of a three-storey multi-let building which includes two other ground floor retail units with several residential flats to the upper floors.

Pedestrian access is given directly from the pavement off Station Road. Loading and rear access is given via a courtyard to the rear.

ACCOMMODATION

Café/Retail area: 516 sq ft

Kitchen: 175 sq ft

Store/staff: 42 sq ft

WC Facilities

RATEABLE VALUE

£3,750

UBR for Wales 2023/24 is 53.5p in the £

Interested parties are asked to verify the information.

EPC

Energy Rating – 39B

CN-9110-3083-0358-0800-0395

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

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.

TENURE

	Title number	Term	Rent
Long Leasehold	CYM712547	999 years (less 3 days) from 23 November 2016	Peppercorn (if demanded)

A service charge is payable for the repair and maintenance of the building of which the property forms part.

TENANCY

The property is let on an occupation lease to Joshua Aubery Jones as personal guarantor from 2022 for a term of five years with break option on the 3rd anniversary. The current rent is £6,600pax. There is an open market rent review on the 3rd anniversary of the term providing an opportunity to increase the rent.

PROPOSAL

Seeking offers in the region of £100,000 (**One Hundred Thousand Pounds**) subject to contract and exclusive of VAT.

VAT

The prices quoted are exclusive of VAT.

LEGAL COSTS

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

FURTHER INFORMATION

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

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

WILL HUNT

will@huntandthorne.com

07557 090164

March 2024

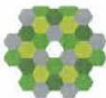
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HM Land Registry
Current title plan

Title number **CYM712547**
Ordnance Survey map reference **SN4400NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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The land in this title lies within the area edged red hereon and is more particularly described in the lease or leases referred to in the property register.



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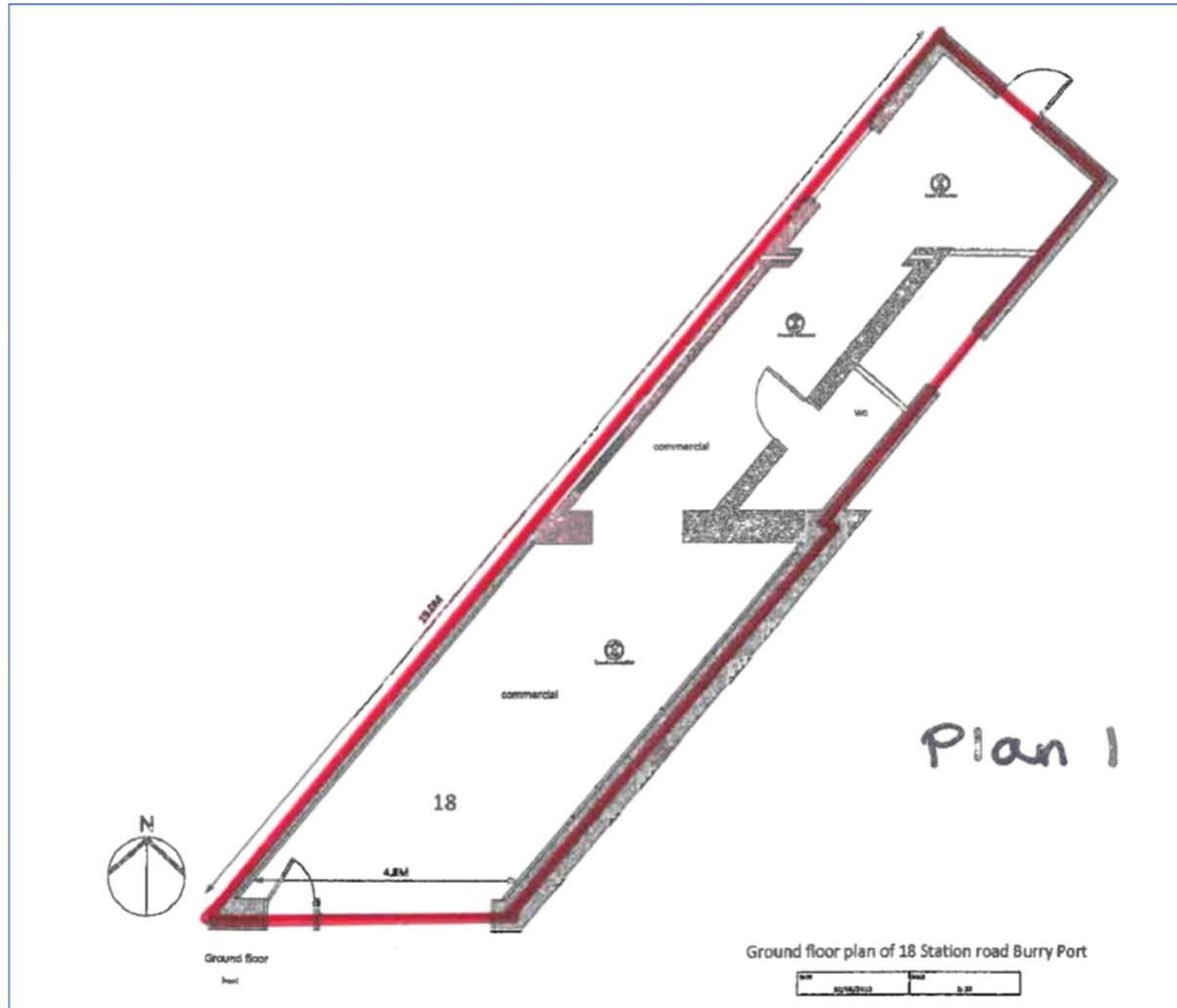
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