

# 22 COWELL STREET

LLANELLI | CARMARTHENSHIRE | SA15 1UU

**HUNT &  
THORNE**

CHARTERED SURVEYORS



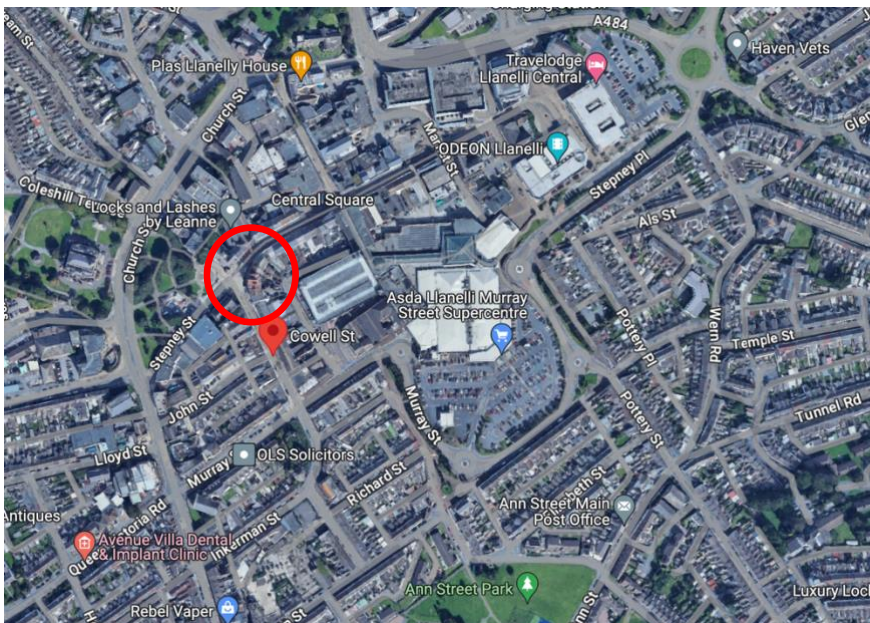
## RETAIL PREMISES TO LET

- PROMINENT RETAIL SPACE
- TOWN CENTRE LOCATION
- 128.8 SQ M (1,386 SQ FT)
- £12,000 PAX

## LOCATION

Llanelli is a town in South Wales with a population of some 49,591 people (2011 census) with a primary retail catchment population of 112,000. The town is served by the A484, A476, and A4138 which provides direct access to the M4 Motorway at J48.

The property is located on Cowell Street in the centre of Llanelli with nearby occupiers including Halifax, Nationwide, Llanelli Market and many other nationals on the nearby pedestrianised Stepney Street.



## DESCRIPTION

The property comprises a ground floor and basement lock-up shop, located in a terraced retail parade. The accommodation comprises a sales area benefitting from full height display windows either side of the entrance door. A kitchen, storage rooms and WC facilities. Access to the basement level can be found through the centre stairwell at the centre of the ground floor retail area.

## ACCOMMODATION

<b>TOTAL:</b>	128.8 SQ M	1,386 SQ FT
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## RATEABLE VALUE

Following an enquiry on the Valuation Office web site, we have been advised that the property has a rateable value of £5,400

UBR for Wales 2023/24 is 0.562p in £

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 9EQ

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## LEASE TERMS

A new lease term is available. Open to negotiations.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a contribution towards the maintenance of the external part of the property. The landlord to continue to insure and recover the premium costs from the tenant.

## RENTAL

£12,000 pax.

## EPC

Rating – C

**7935-1543-7640-7603-3909**

## VAT

All prices are quoted exclusive of 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.

## FURTHER INFORMATION

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

### JASON THORNE

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### MATTHEW SIMS

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August 2024

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