

# UNIT 3 TROSTRE RETAIL PARK

LLANELLI | SA14 9UY

**HUNT &  
THORNE**  
CHARTERED SURVEYORS

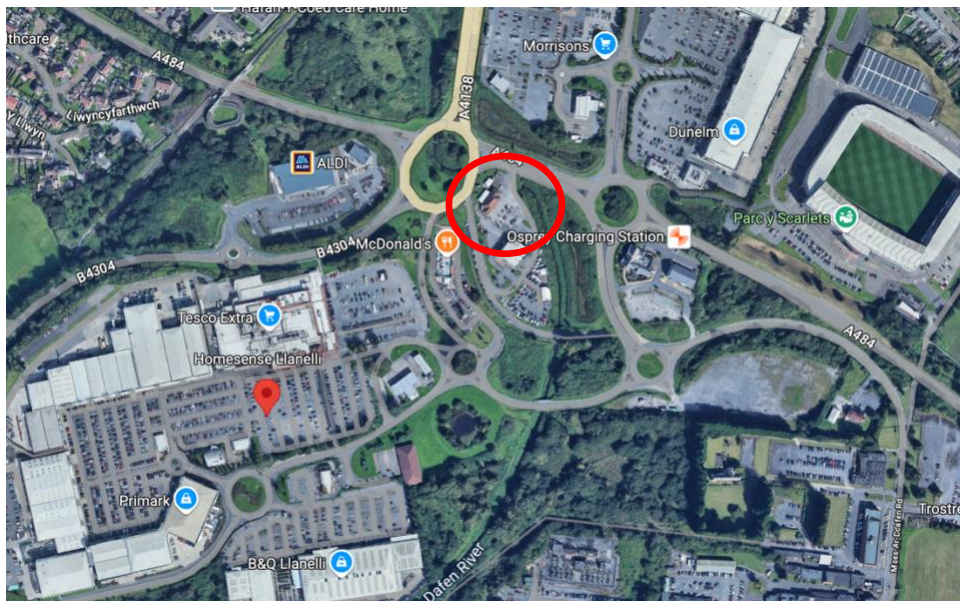


**A3 PREMISES  
TO LET**

- PROMINENT A3 PREMISES FORMERLY OCCUPIED BY PAPA JOHNS
- PRIME OUT OF TOWN LOCATION
- GROUND FLOOR COMPRISING 81.63 SQ M (878 SQ FT)
- ASKING RENT £28,500 PAX
- NEIGHBOURING OCCUPIERS INCLUDE GREGGS & MCDONALDS

## LOCATION

Trostre Retail Park is located in a prominent position overlooking the main Trostre roundabout in Llanelli. Prominent occupiers include McDonalds, Morrisons, Costa and all main retailers on the Parc Trostre and Parc Pemberton Retail Centres.



## DESCRIPTION

The premises belongs to a terraced retail development which comprises of 3 units fronting onto Trostre Roundabout. The property provides an open plan floor area comprising a single WC.

## ACCOMMODATION

<b>GROUND FLOOR:</b>	81.63 SQ M	878 SQ FT
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## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has a rateable value of £TBA

UBR for Wales 2024/25 is 56.2p in the £.

Interested parties are asked to verify this information, by making direct contact with 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 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.

## LEASE TERMS

The property is available on new effective full repairing and insuring lease terms.

## SERVICE CHARGE

The tenant to contribute to the external part of the estate maintenance via a service charge payment. The landlord to insure and recover the proportional costs from the tenant.

## ASKING RENT

£28,500pax

## EPC

Rating – D

1400-1233-3349-2132-2621

## VAT

VAT is payable 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.

### MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

### JASON THORNE

jason@huntandthorne.com

07387 188482

DECEMBER 2024

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