

# UNIT 5 LLYS AUR

LLANELLI GATE | LLANELLI | SA14 8LQ

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



**INVESTMENT  
FOR SALE**

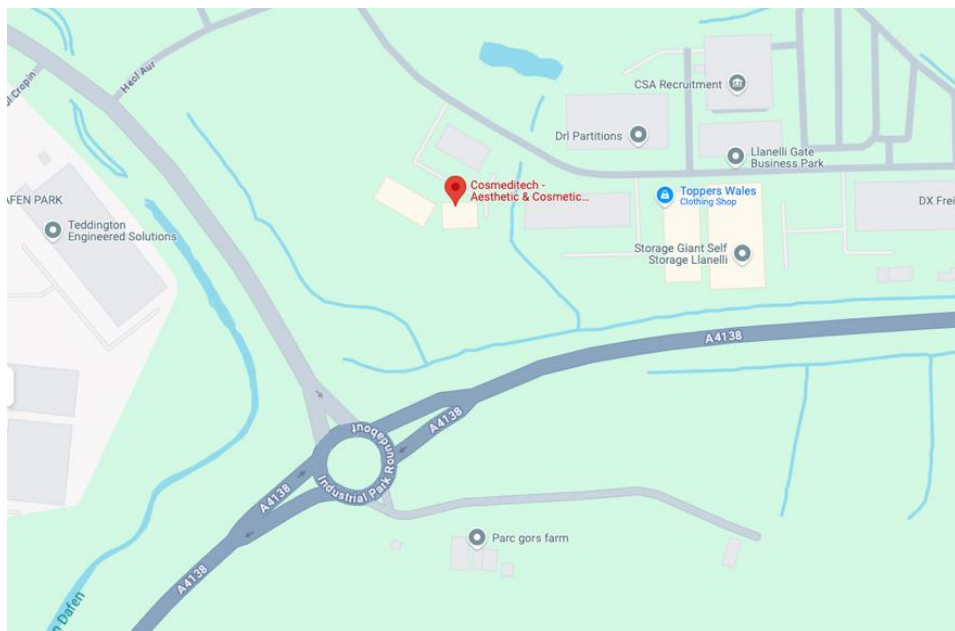
- MODERN OFFICE INVESTMENT OPPORTUNITY
- DETACHED TWO-STOREY BUILDING COMPRISING 4,119 SQ FT
- BUSINESS PARK LOCATION 2 MILES WEST OF JCT 48 OF THE M4
- LET ON AN FRI LEASE TO COSMEDITECH UNTIL 25 OCTOBER 2028
- CURRENT NET INCOME £36,000 PAX
- ASKING PRICE £415,000

## LOCATION

The development is located on the rapidly expanding Llanelli Gate site, some 2 miles North West of Llanelli Town Centre, and 3 miles South of J48 of the M4 motorway.

The location has seen the development of a 23,700 sq ft Technium of Performance Engineering, known as The Beacon, together with some 90,000 sq ft of warehouse/industrial units developed by the Welsh Industrial Partnership.

The M4 motorway provides access to Swansea, the commercial hub of West Wales, as well as good road links to Carmarthen which lies to the North West.



## DESCRIPTION

A purpose-built detached office building on ground and part first floor.

The building benefits from independent access with the ground floor configured in an open plan design, whilst the first floor is split into cellular offices. W/C facilities are provided on the ground floor in addition to a fully integrated kitchen. The building benefits from a lift to the first floor.

## ACCOMMODATION

Modern self-contained office accommodation across 2 floors:

	Sq M	Sq Ft
Ground Floor	243.41	2,620
First Floor	139.31	1,499
<b>Total</b>	<b>382.72</b>	<b>4,119</b>

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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.

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has the following rateable value: £35,750

UBR for Wales 2024/25 is 0.562p in £.

## TENURE

We advised the property is held freehold.

## TENANCY

The property is let Cosmeditech LTD on a full repairing lease for a term expiring 25 October 2028. The passing rent is £36,000pax.

## EPC

Energy rating A – 19 (see certificate below)

## PROPOSAL

Seeking offers in the region of £415,000 (**Four Hundred and Fifteen Thousand Pounds**) subject to contract and exclusive of VAT. A purchase at this level would reflect a capital value of **£100 per sq. ft**, and the following yield profile:

Net Initial Yield: 8.34%

Assuming standard purchaser's costs at 3.96%

## FURTHER INFORMATION

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

## JASON THORNE

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07387 188482

## WILL HUNT

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07557 090164

JANUARY 2025

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**Energy Performance Certificate**   
Non-Domestic Building

Unit 5  
Llys Aur  
Llanelli Gate, Dafen  
LLANELLI  
SA14 8LQ

**Certificate Reference Number:**  
0732-3084-0015-0300-9501

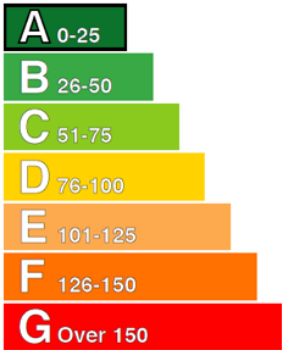
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions  
**19** This is how energy efficient the building is.



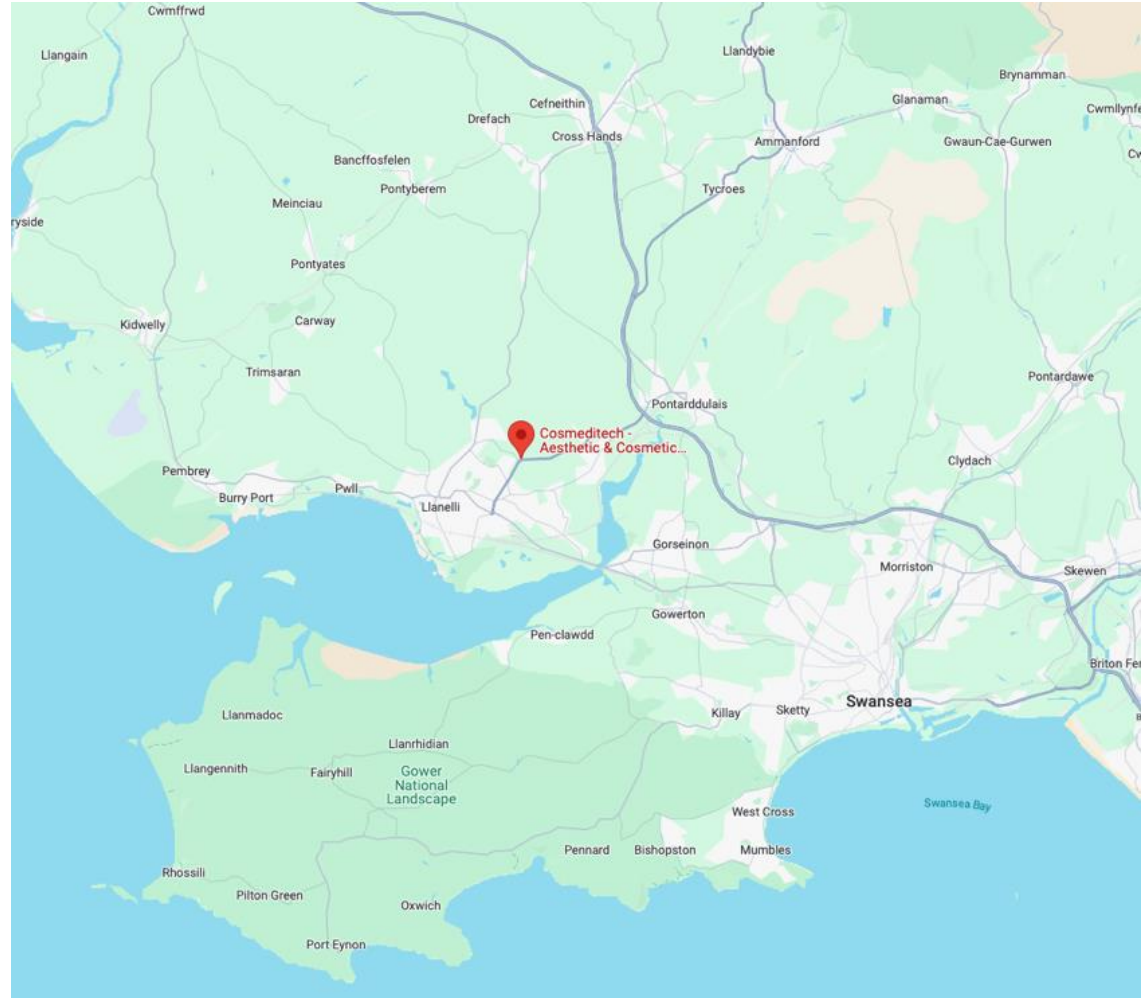
Less energy efficient

**Technical information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Mixed-mode with Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 389  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 10.51

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**24** If newly built  
**64** If typical of the existing stock



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