

**SHOPPER'S WORLD,  
18 WIND STREET,  
AMMANFORD.**

**TO LET**



**LOCATION:**

The property is located in a prominent position on Wind Street, the main road through Ammanford town centre. The property can also be accessed from Lloyd Street, which leads directly to Quay Street, the prime retail location in Ammanford.

**DESCRIPTION:**

The property comprises a large ground floor retail unit with access direct from Wind Street and Lloyd Street with loading access directly rear from Lloyd Street. There is a designated car park for the property where there is parking for approximately 43 cars. The ground floor unit comprises part of the larger Shopper's World indoor market where there are a number of local independent traders. The Unit will be self-contained within the building.

**LEASE TERMS:**

The property is available by way of a new full repairing and insuring lease at a rent of £55,000 per annum.

**ACCOMMODATION:**

The property provides the following approximate areas and dimensions:-

Internal width	16.7 m	54 ft 09 ins
Built depth	52.5 m	172 ft 02 ins
Ground floor sales	594.57 sq m	6,400 sq ft

**RATEABLE VALUE:**

The rateable value of this unit is yet to be assessed and interested parties should make their own enquiries of the local rating authority.

**VAT:**

To be confirmed.

**LEGAL COSTS:**

Each party to bear their own legal costs in dealing with this transaction.

**VIEWING:**

Strictly via appointment with sole letting agents:-

Nic Swetman [nic.swetman@coark.com](mailto:nic.swetman@coark.com)  
029 2034 6311

Huw Thomas [huw.thomas@coark.com](mailto:huw.thomas@coark.com)  
029 2034 6312

REF: NS/22369 - NOVEMBER 2010

