



2 Quay Street, Ammanford, SA18 3DB

TO LET / MAY SELL
MID TERRACED RETAIL UNIT
TOTAL AREA 1,429 sq ft (132.8 sq m)

- + A1 planning
- + First and second floor ancillary accommodation
- + Prominent location

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Ammanford town lies within the county of Carmarthenshire at the foot of the Amman Valley. The historic mining town now serves as a bustling shopping hub for the surrounding area. Llanelli and Swansea City Centre are situated 12 miles south west and 17 miles south respectively.

The town benefits from accessible transport links with Junction 49 of the M4 motorway only 5 miles south west via the A4383. Ammanford train station is situated within a 5 minute walk of the central business district.

DESCRIPTION

The property is a three storey building over ground, first and second floors with access being provided directly from Quay Street. There is a car park to the rear for two vehicles with self contained access to the upper floors and also from the rear.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor sales	463 sq ft		(43.0 sq m)
Ground Floor ancillary	175 sq ft		(16.3 sq m)
Ground Floor stores	11 sq ft		(1.0 sq m)
First Floor storage	443 sq ft		(41.2 sq m)
Second Floor storage	337 sq ft		(31.3 sq m)
 Total	 1,429 sq ft	 	 (132.8 sq m)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

We understand the property benefits from open A1 planning use. Further details on request.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

RENT

£10,000 per annum exclusive.

PRICE

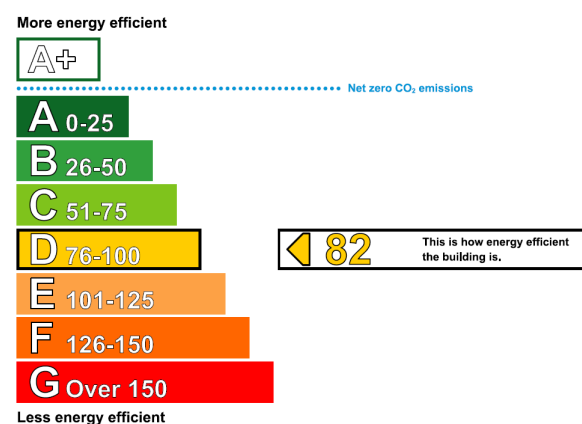
Available on application.

BUSINESS RATES

We are informed that the rateable value of the property is £9,200. It is understood that the property falls under Wales' small business rates relief threshold, therefore the rates payable for year ending March 2020 equate to £2,564.79.

Interested parties should rely on their own enquiries with the Local Authority.

EPC



VIEWING

Strictly by appointment through joint agents Emanuel Jones and Cooke & Arkwright:-

Contact: David Williams / Rhys Williams
 Email: david@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk
 ben.davies@coark.com

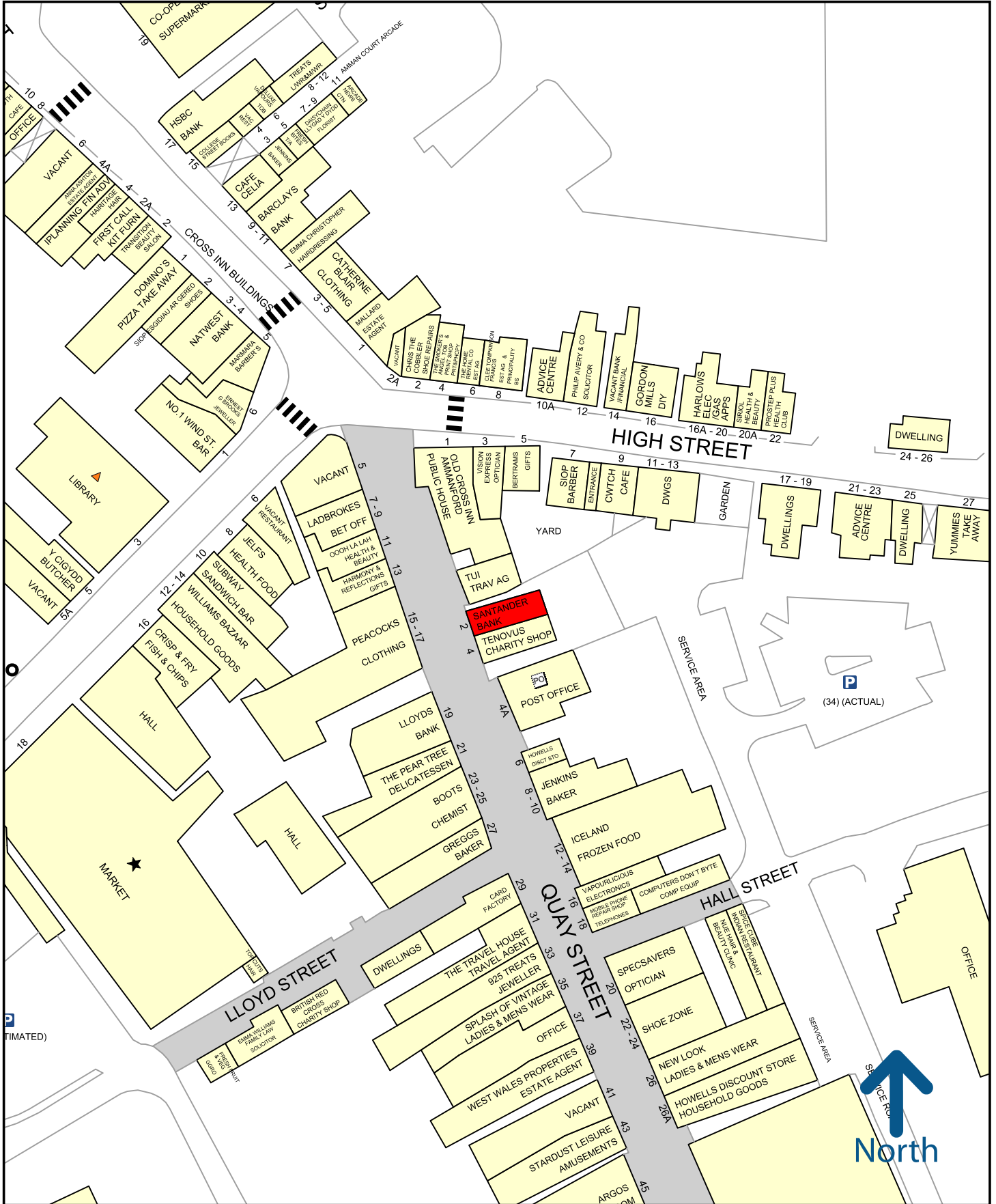
SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
 chartered surveyors
029 2081 1581
 6 TY-NANT COURT MORGANTOWN CARDIFF CF15 8LW

August 2019

**2 Quay Street, Ammanford
Carmarthenshire, SA18 3DB**

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50 metres

Experian Goad Plan Created: 12/08/2019
 Created By: Emanuel Jones



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