

LLANELLI

9 Stepney Street, SA15 3YB
Shop Lease Available



- Prime location
- Incentives available
- Largest town in Carmarthenshire

LOCATION

Llanelli is the largest town in Carmarthenshire, 8 miles West of Swansea with good road and rail links and a population of 173,000.

The premises are located in a prime location alongside retailers such as Mothercare, Boots, Orange and T-Mobile.

ACCOMMODATION

The premises are arranged over a two floors, with a kitchen area providing the following approximate net internal floor areas:

Ground Floor Sales	193.6 sq m	2,084 sq ft
Ground Ancillary	9.9 sq m	107 sq ft
First Floor Ancillary	117.1 sq m	1,260 sq ft
Second Floor	62.6 sq m	674 sq ft

TENURE

The premises are held on a lease expiring 3rd August 2021 at passing rent of £47,500 pax. There is an outstanding rent review on 3rd August 2011 and a further review on 3rd August 2016.

CONSIDERATION

Incentives are available subject to status.

EPC

An Energy Performance Certificate for the property is available on request.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£29,750
UBR (2012/13)	45.2p
Rates Payable	£13,447

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

VIEWING

The staff are unaware of the impending sale, therefore all appointments to view must be arranged via agents, Briant Champion Long:

STUART KEARNEY

T: 020 7434 7107

E: skearney@bclretail.co.uk

MATTHEW MAYNARD

T: 020 7434 7138

E: mmaynard@bclretail.co.uk

Or joint agent, Calan Retail:

Andy Sturrock

T: 029 2053 7713

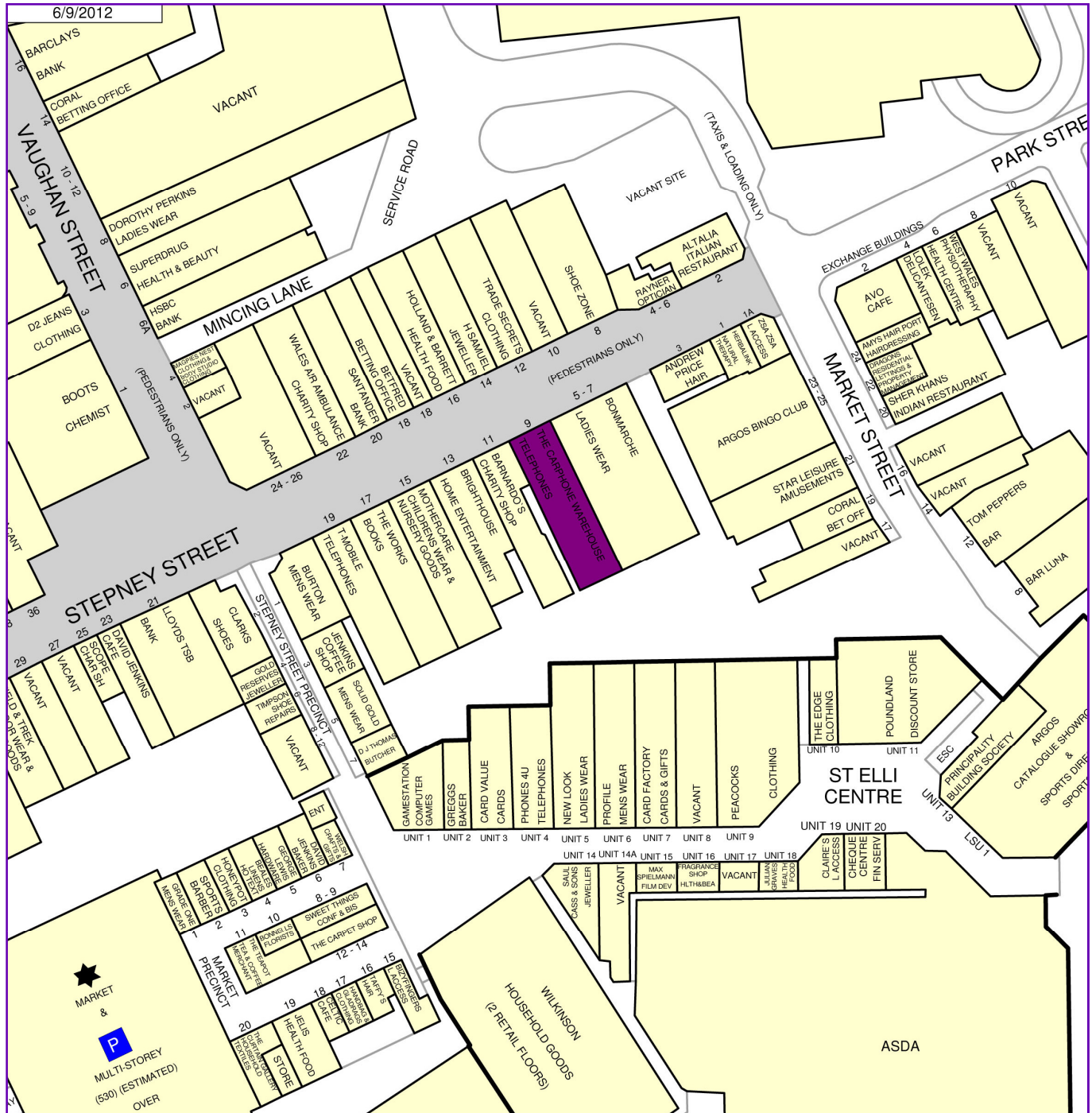
**Briant
Champion
Long**

BCLRETAIL.CO.UK

020 7434 7600

LLANELLI

9 Stepney Street, SA15 3YB



Misrepresentation Act: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract, neither the vendor, lessor, or any person in the employment of Briant Champion Long has any authority to make or give any representation or warranty whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or other wise as to the correctness of these particulars.

**Briant
Champion
Long**

BCLRETAIL.CO.UK

020 7434 7600