

# FOR SALE/TO LET

Ammanford - College Street

A1 Use

Hartnell   
Taylor Cook  
LLP

## Retail

0117 923 9234



### Location - SA18 3AB

The property is situated on College Street in Ammanford, South Wales. Ammanford is a town in the county of Carmarthenshire with a growing population of 5,411. Located at the end of the Amman Valley, Ammanford is a former coal mining town and serves as the main shopping centre for many villages in the surrounding area.

The subject property is situated within a prominent trading location on College Street. The unit neighbours the town's main bus station and Margaret Street Car Park. To the north of the unit is the proposed new purpose built **Co-operative Food Store** which is under construction and scheduled to open later in the year. Adjacent is The Arcade which connects the piazza with College Street and the Quay Street beyond. On Quay Street there are a number of national retailers including; **Lloyds Bank, Boots, Iceland, New Look, Argos** and **Home Bargains**. To the south of Quay Street and the A474 there is a **Tesco** main format supermarket together with a large purpose **Wilko's**.

### Description

The property is a well presented retail unit spread across two floors with a separate goods entrance for loading.

### Accommodation

The unit comprises of the following floor areas:-

<b>Ground Floor</b>	<b>1,422 sq m</b>	<b>15,309 sq m</b>
<b>First Floor</b>	<b>581 sq m</b>	<b>6,259 sq ft</b>

**Site area**                      **0.178 ha**                      **0.44 acre**

### EPC

An EPC certificate is available upon request.

### Tenure

The property is available for purchase or on a new lease for a term of years to be agreed.

### Price/rent

To purchaser £750,000 (Seven Hundred And Fifty Thousand Pounds) exclusive.

To let £95,000 per annum (Ninety Five Thousand Pounds) exclusive.

### Rates

**Rateable Value: £89,000.00**

**UBR 49.30p**

**Rates Payable: £45,000.00**

Please verify the actual rates payable with the local authority.

### Legal Costs

Each party is to bear its own legal costs incurred in the transaction.

### Viewing

For further information or to arrange an inspection, please contact:

#### Richard Saunders

Direct Dial: 0117 946 4521

Mobile: 07825 382835

Email: richard.saunders@htc.uk.com

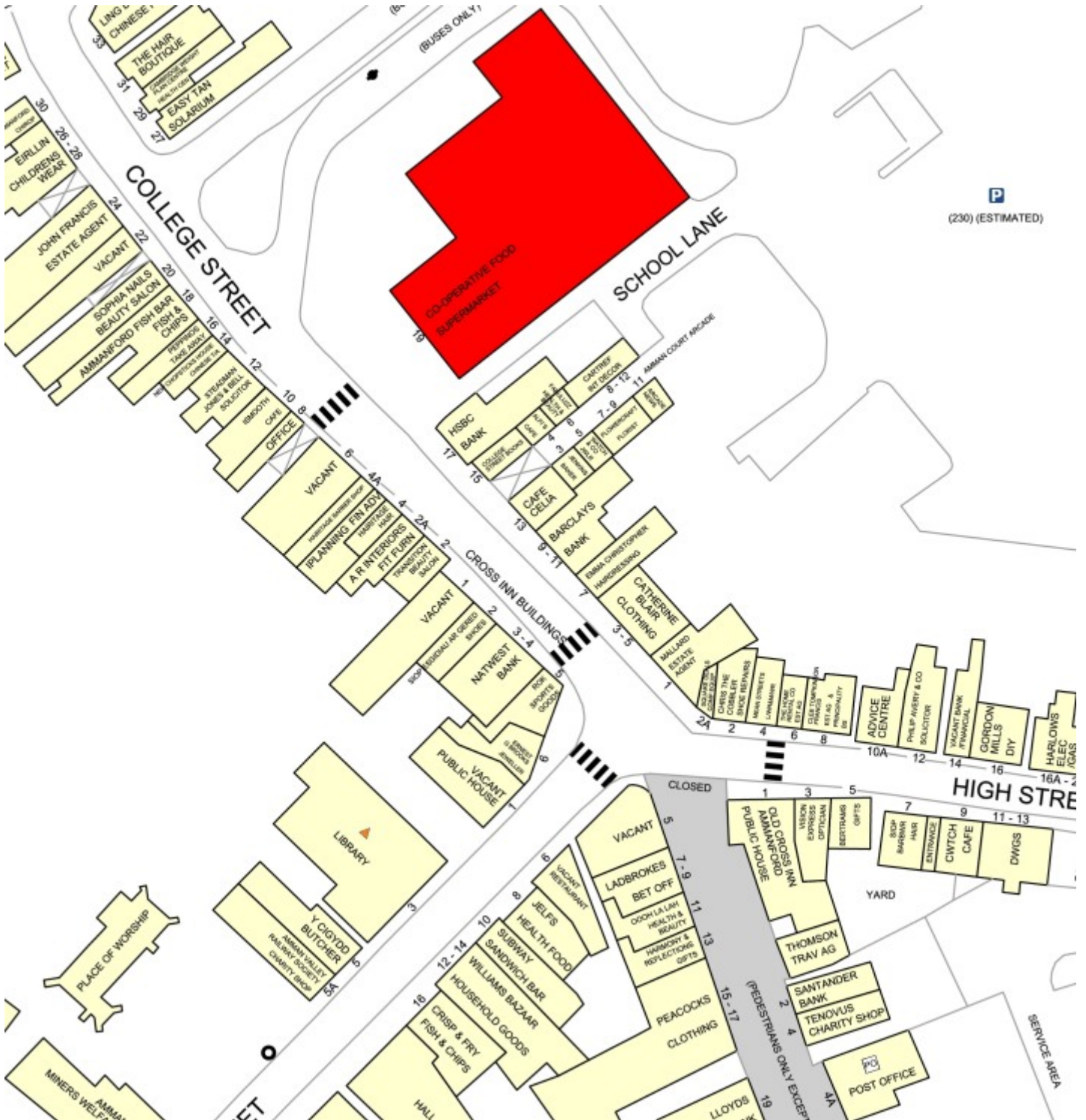
or

#### Gruffudd Hobday

Direct Dial: 0117 946 4569

Mobile: 07493 869973

Email: gruffudd.hobday@htc.uk.com



SUBJECT TO CONTRACT

Date of production: Tuesday 12th June 2018

Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

**Hartnell**  
**Taylor Cook**  
LLP

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- \* These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- \* All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- \* No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- \* Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- \* All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- \* No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- \* Unless expressly stated any intending purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance.