



TO LET

SUITE A CROWN BUILDINGS HALL STREET AMMANFORD SA18 3BW

- Modern office accommodation circa 1215 sq ft (112.9 m sq)
- 3 Designated car parking spaces plus visitor spaces
- Suitable for a variety of uses (subject to planning)
- Central Location within walking distance to the main retail area.
- Available May 2017
- EPC Band: C

RENT - £13,000 PER ANNUM EXCLUSIVE

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LOCATION

The property is situated on Hall Street in Ammanford Town Centre. The property is situated within a short walking distance of the main pedestrianised retail area of Quay Street, which includes Superdrug, Boots, New Look, Lloyds TSB and Thomson Travel. There is also a substantial public car park within close proximity to the property.

Ammanford is a market town located between Carmarthen (21 miles) and Swansea (17 miles). Ammanford town centre is located circa 4 miles from Junction 49 of the M4 Motorway (Pont Abraham) which is accessed via the A483.

DESCRIPTION

The subject property comprises a purpose built single storey office building dating from the early 80's. Internally the offices comprise an entrance foyer which provides access to two suites (A&B) of open plan office accommodation.

Suite A has been extensively refurbished in recent years and includes newly fitted kitchen and WC facilities. The suite has been re-carpeted and decorated throughout, see attached photographs.

The property benefits from fluorescent strip lighting, perimeter trunking, UPVC double glazed units with electronically incorporated roller shutters, fire alarm and secure on-site car parking with barrier control.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas on a net internal area basis:-

Suite A - 1215 sq ft (112.9 m sq)

Foyer - 58.9 sq ft (5.45 m sq)

Kitchen - 274 sq ft (25.50 m sq)

SERVICES

We understand that all mains services are connected to the property.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

£13,000 per annum exclusive.

BUSINESS RATES

We have made enquiries of the Local Authority who have verbally informed us of the following:-

Rateable Value: £9,700

Uniform Business Rate 2016/17: 48.6

Gross Rates Payable: £4714.20

**** The draft valuation from April 2017 is set at £8,800.**

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However we have been advised that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
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Tel: 02920 867711

Dan Jones - daniel.jones@brinsons.co.uk

Beverly Williams - beverly.williams@brinsons.co.uk

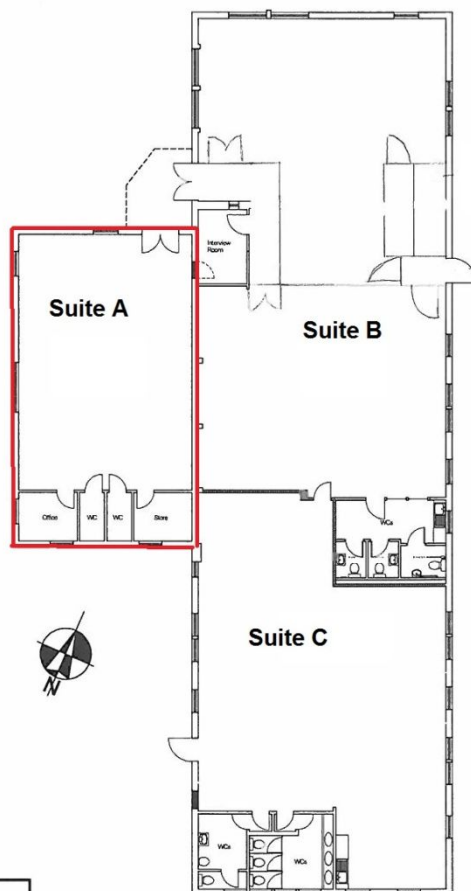
SUBJECT TO CONTRACT AND AVAILABILITY OF.332



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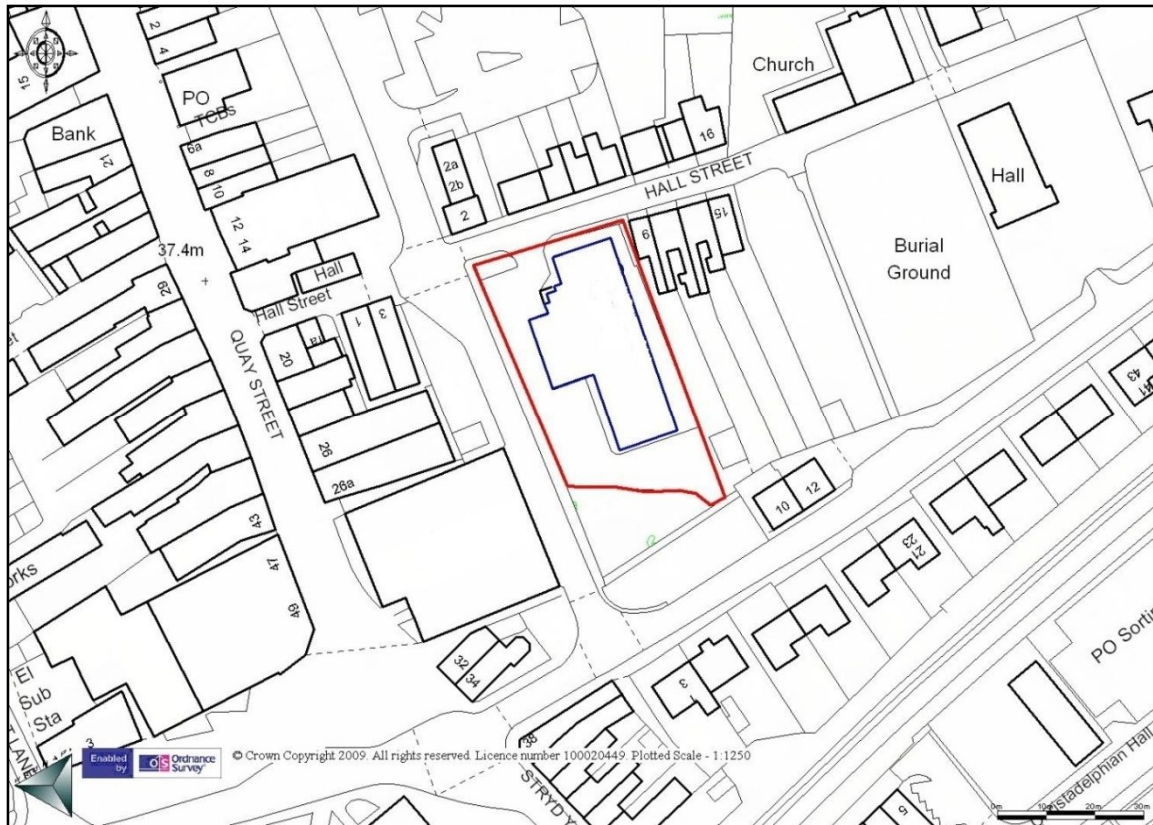
FLOOR PLAN



CWA C. W. ARCHITECTS <small>Grosvenor House, 8 Park Grove, Cardiff CF1 3BN Tel: 029 20 273123 Fax: 029 20 388367</small>		
Project Title		
Hall Street, Ammanford		
Drawing Title		
Proposed Plan		
Drawing Number	Scale	Drawn by
SP271 - P02	1:200 @ A3	rb
	Rev.	Date
		May 2010

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IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statements as being either a representation or warranty.

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



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