

11 Causeway Street
Kidwelly Carmarthenshire SA17 4SU

Substantial Retail / Leisure Opportunity

TO LET / MAY SELL



- Prominent main road position
- Large open plan retail areas on Ground and first floor
- Total area approx. 9538 sq ft
- Onsite dedicated customer parking, 24 hour access
- Suitable for various uses Subject to all usual consents

Asking rent: **REDUCED TO** £35,000 pax plus VAT

Location

The subject premises are located in Kidwelly, a small village in Carmarthenshire approximately 20 miles from Swansea and 9 miles from Llanelli. The property is located on Causeway Street (B4304) connecting Bridge Street which provide the main access through the village. There is also a Post Office and main line railway station nearby along with local independent shops and public houses.

Description

A substantial detached two storey retail building with the benefit of dedicated surfaced parking to the side and rear for up to 20 vehicles and currently trading as The Original Factory Shop. There is a further single storey extension to the rear with roller shutter access providing delivery and storage space. Internally the premises are predominantly open plan retail space over ground and first floor. There are two staircases and Disabled lift facility. Viewing comes highly recommended to appreciate the size and space available.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

Rental

REDUCED TO £35,000 plus VAT per annum exclusive of rates and all usual outgoings. Rental payable monthly or quarterly in advance (c VERY LOW £ per sq ft)

Deposit

A rent deposit may be required and held for the duration of the lease. References will be under taken in the usual way.

ALTERNATIVELY

The Owners may consider a freehold sale subject to vacant possession.

Price

POA

Proof of funds will be required in the usual way.

Accommodation

The approximate areas are as follows:

	Metric	Imperial
Ground Floor Retail	411.80 sq m	4,433 sq ft
Ground Floor Store	40.13 sq m	432 sq ft
First Floor	434.20 sq m	4,674 sq ft
Total Area	886.13 sq m	9,583 sq ft

Use

The permitted use is as a retail shop within Use Class A1 of the Town and Country Planning (Use Classes) order 1987

It is considered that the property may be suitable for a variety of different uses subject to all usual consents being obtained. Historically the property has been a theatre and club / function room. The building may lend itself to sport and leisure uses or community based projects etc.

Rates

Interested parties should contact Carmarthenshire County Council for verification

EPC

Available upon request

Legal Costs

Each Party to pay their own legal costs.

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Carmarthenshire County Council

Viewings

All viewings are strictly by appointment through sole agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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