

FOR SALE

ALL ENQUIRIES

COMMERCIAL LAND



PRICE:
£850,000
(EXCLUSIVE)

ALLOCATED COMMERCIAL LAND FORMING PART OF POPULAR COMMERCIAL AREA SERVING THE TOWN OF LLANELLI
COMMERCIAL LAND TO WEST OF GESTAMP, LLETHRI ROAD, FELINFOEL, LLANELLI, SA14 8EU

- Allocated commercial land forming part of established commercial area, suitable for a variety of commercial, uses subject to statutory consents
- Prominent roadside location at the junction of Llethri Road and B4303
- Total Site Area 4.6 acres (1.86 hectares)
- Located adjacent to Gestamp
- Good connectivity to A476 and A4138 and the National Road Network

LOCATION

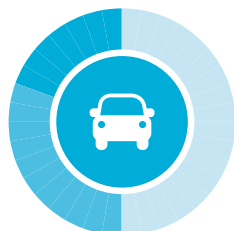
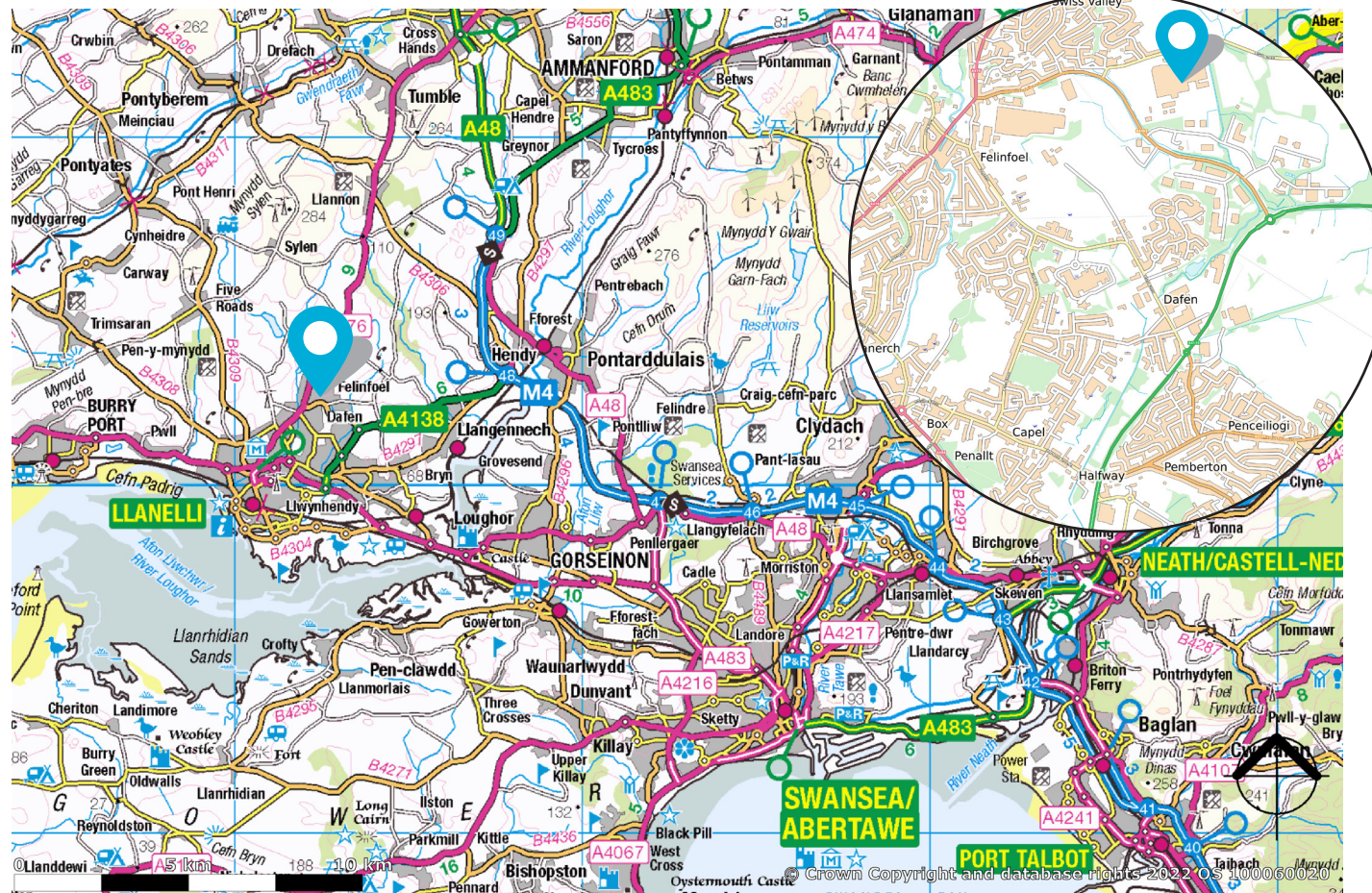
The land is prominently located at the junction of B4303 and Llethri Road in an established popular commercial area serving the town of Llanelli. The B4303 serves as a link to the A476 and the A4138 and to the national road network.

The land is located adjacent to Gestamp and is prominently located meaning it is suitable for a variety of uses, subject to statutory consents.

Llanelli is linked with the M4 motorway via the A4138 and with Swansea via the Loughor Bridge on the A484. It is served by regular bus services between Swansea and Carmarthen and a National Express service to London.

Llanelli is a market town and the largest community in Carmarthenshire and the preserved county of Dyfed, Wales. It is located on the Loughor estuary 10.5 miles (16.9 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen. The town had a population of 25,168 in 2011, estimated in 2019 at 26,225.

The local authority was Llanelli Borough Council when the county of Dyfed existed, but it has been under Carmarthenshire County Council since 1996.



SWANSEA
13.8 MILES
CARDIFF
53.1 MILES
BRISTOL
91 MILES



BIRMINGHAM
2H 45M
LONDON
4H 36M



CARDIFF
48.7 MILES
BIRMINGHAM AIRPORT
161 MILES
GATWICK AIRPORT
183 MILES



DESCRIPTION

The property comprises of allocated commercial land that is held under the ownership of Title Number WA474121 and provides a Total Site Area of approximately 4.6 acres (1.86 hectares). The land is undeveloped and benefits from a return road frontage onto B4303 and Llethri Road.

The land would lend itself to a variety of commercial uses, subject to statutory consents.

It is proposed that the land is accessed from B4303, further details available from the selling agents.

The land is allocated for commercial use and further details are available from the selling agents upon request.





ACCOMMODATION

(All measurements are approximate and are on Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice)

	ACRES	HECTARES
TOTAL SITE AREA	4.6	1.86

PLANNING

Prepared by planning consultants relating to the land interest is available from the selling agents upon request.

It is the planning consultants view that a strong case can be made in support of development comprising Class B1, B2 or B8 uses at the site. This should be supported and welcomed by the Council. The development would bring this vacant under utilised site into beneficial use, creating new jobs and adding to the range of facilities and services in the area. Subject to addressing the relevant policy considerations, the principle of the uses proposed should be acceptable in this location, which is now an established and popular commercial and industrial location.

RATEABLE VALUE

There is no current rateable value as the land is undeveloped.





SERVICES

All mains services are understood to be available subject to normal connection charges.

EPC

There is no current EPC Rating as the land is undeveloped.

TENURE

The property is offered for sale freehold.

The property is owned under Title Number WA474121.

PRICE

£850,000 (Exclusive)

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the transaction.

VAT

The property is understood to be elected for VAT.

LOCAL AUTHORITY

Carmarthenshire County Council ,County Hall, Castle Hill,
Carmarthen SA31 1JP

Telephone: 01267 234567



VIEWING

Strictly by prior arrangement with the joint selling agents.
For more information or to arrange a viewing, please contact :

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