

TO LET

**FIRST FLOOR, 22 COLLEGE STREET,
AMMANFORD, SA18 3AF**



- FIRST FLOOR POTENTIAL COMMERCIAL ACCOMMODATION
- PROMINENT TOWN CENTRE LOCATION
- 102.98 SQ.M (1,108.47 SQ. FT.)
- POTENTIAL TO ACQUIRE ENTIRE BUILDING – SUBJECT TO NEGOTIATION

**OFFERS IN THE REGION OF
£5,500 PA**

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LOCATION

The premises is located along the prominent main road of College Street within Ammanford Town Centre.

Occupiers within the immediate vicinity include Dominos Pizza, Jenkins, Lloyds Bank, and Boots while the pedestrianised area of Quay Street is a short walking distance from the premises.

Ammanford is served by the A483 and A474 roads and Ammanford local railway station is a stop on the Heart of Wales Line with trains to Llanelli and Swansea to the south and Shrewsbury to the north. We further advise that the main bus depot is also located directly opposite the subject premises.

DESCRIPTION

The subject property comprises a former residential flat, which offers potential for alternative commercial accommodation such as offices or storage (subject to the necessary statutory consents). The premises has been extended significantly to the rear to accommodate approximately six various size rooms, which also has the potential to be subdivided further over the main landing area.

We advise that the premises will be accessed independently over the external side elevation, which eventually leads to the main pedestrian walkway to the front.

We note that the premises is currently presented in a shell condition but we have been advised by the client that adequate staff kitchen and w.c. facilities could be readily available prior to completion.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Net Internal Area: 102.98 sq.m (1,108.47 sq. ft.)

Landing
with doors to.

Room 1 (front) 2.42m x 3.07m

Room 2 (front) 3.49m x 3.63m

Room 3 (front) 3.69m x 7.57m

Room 4 (rear) 3.05m x 6.65m

with steps to.

Room 5 (rear) 3.81m x 3.35m

Subdivided in part to accommodate a smaller private room, door to.

Room 6 (rear) 4.08m x 3.47m

RATES

The subject premises does not appear to be listed on the Valuation Office Agency (VOA) website.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk

VAT

We have been advised that VAT is not applicable to this proposed transaction.

Terms & Tenure

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

We further advise that the entire premises is also available to let, subject to the necessary negotiations.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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