

13 Quay Street, Ammanford, Carmarthenshire, SA18 3DB



£600 PCM

A lock up ground floor shop with basement in a prime location in the centre of Ammanford town, within the pedestrianised area of Quay Street. Adjacent occupiers are Peacocks and Ladbrokes whilst Tui Travel Agents and the Post Office are located on the opposite side. Access into the shop is directly from Quay Street whilst a rear pedestrian access is also provided for the occupiers via an alleyway from Wind Street.



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Location

The property is set in a prime location in the centre of Ammanford within the pedestrianised area of Quay Street. Adjacent occupiers are Peacocks and Ladbrokes whilst Tui Travel Agents and the Post Office are located on the opposite side

Description

The property comprises a lock up ground floor shop with basement. Access into the shop is direct from Quay Street whilst a rear pedestrian access is also provided for the occupiers via an alleyway from Wind Street.

Lease Terms

The shop is available on a new lease at an initial rent of £7,200 per annum exclusive. Lease Terms are negotiable with rent free period available.

Accommodation

The property comprises the following approximate areas and dimensions:-

Ground Floor

Shop

15'8" x 29'11" (4.8 x 9.14)

with large modern UPVC frontage display windows and central door to front.



Rear Hall

with door to rear and stairs to basement.

Kitchen

6'7" x 6'3" (2.01 x 1.93)

with single drainer stainless steel sink unit, hot water heater.

Separate WC

with wash hand basin.

Lower Ground Floor

Hallway

Storage Room

10'0" x 9'4" (3.05m x 2.87m)

Storage Room

14'9" x 12'9" (4.52m x 3.89m)

Business Rates

From an examination of the Valuation Office website, we have established that the premises has a rateable value of £8,000.

Permanent Small Business Rates Relief applies with tapered relief of 66.6% applicable to the premises.

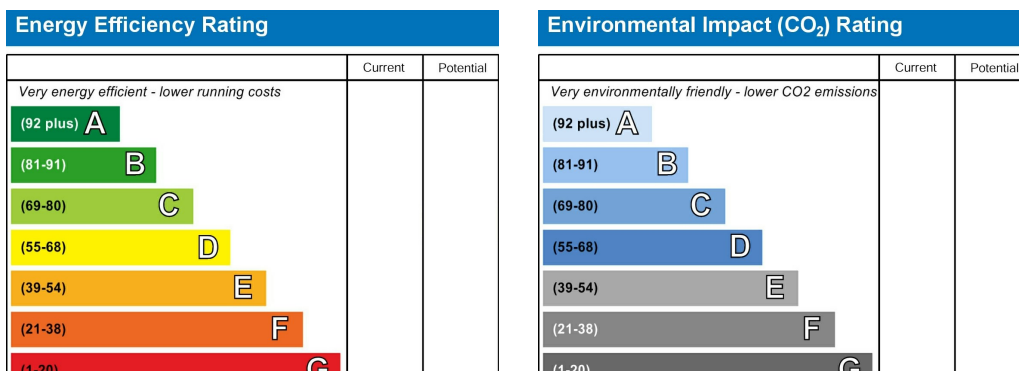
The current non-domestic rate multiplier is 0.535p/£1.

Legal costs

Each party to bear its own costs in dealing with this transaction.

Viewing arrangements

To be arranged via the sole letting agents.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.