

FOR SALE

A3 RETAIL WITH FLAT

32 College Street, Ammanford,
SA18 3AF



- A3 MIXED USE INVESTMENT FOR SALE
- LARGE GROUND FLOOR INDIAN RESTAURANT AND TAKEAWAY
- SELF-CONTAINED TWO/ THREE BED FLAT ABOVE
- LET IN ITS ENTIRETY AT A CURRENT RENT PASSING OF £13,200 PA (EXCLUSIVE)
- 176.83 SQ.M (1,903.39 SQ. FT.) OVER TWO FLOORS

OFFERS IN THE REGION OF
£165,000

LOCATION

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

The subject premises affords an easily accessible location, which is situated near the recently developed Co-operative Supermarket store, while the main bus depot is approximately 100 yards away in an easterly direction.

Occupiers within the immediate vicinity also 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 double fronted, two-storey, detached mixed use premises currently occupied for use as a restaurant and takeaway (A3 Use Class) over the ground floor, with a self-contained two/ three bedroom flat arranged over the first floor.

Internally the ground floor retail unit can be accessed off the main pedestrian walkway to the front via a small entrance vestibule, which leads onto the main sales area. The main sales area, which has been subdivided in part to accommodate the main bar counter benefits from various free standing seating for approximately 60 covers in total. Ancillary accommodation is also available to the rear, which briefly comprises ladies and gents customer w.c. facilities and the commercial kitchen located directly to the rear.

The first floor, which can be accessed independently over external steel stairwell over the side elevation, comprising a self-contained residential apartment with three bedrooms, lounge, kitchen bathroom and a small store cupboard.

A large enclosed garden area is also available to the rear, which can be accessed via a gated walkway to the side elevation, off the main pedestrian walkway to the front. No designated parking facilities are available on site but we note that the rear enclosed garden does accommodate additional storage facilities.

We advise that the entire premises is let to a single occupier, producing a current rent passing of £13,200 per annum (exclusive). We have also been advised that a new effective lease is currently under negotiations.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	100.72 sq.m	(1,084.15 sq. ft.)
Sales Area:	76.58 sq.m	(824.30 sq. ft.)
Shop Depth:	13.10m	(42'11")
Internal Width:	6.72m	(22'1")
Sales (ITZA):	55.78 sq.m	(600.41 sq. ft.)

Ancillary: 24.14 sq.m (259.84 sq. ft.)
which briefly comprises the following.

Ladies/ Gents W.C. Facilities

Commercial Kitchen: 5.95m x 3.57m

FIRST FLOOR

Gross Internal Area: 76.11 sq.m (819.28 sq. ft.)

Landing
with doors to.

Bedroom/ Store: 3.32m x 4.30m

Lounge: 3.44m x 4.32m

Kitchen: 3.36m x 2.46m (max)

Store Area: 1.14m x 2.39m

Bathroom
fitted with a three piece suite.

Bedroom 2 (L-Shaped): 2.86m x 4.36m

Bedroom 1: 2.82m x 4.49m

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £7,400

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

Rates relief for small businesses in Wales will apply up to 31st March 2025. Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

The residential accommodation is rated separately, which has a Council Tax Band of A.

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

Please be advised that all figures quoted are exclusive of VAT (where applicable).

TERMS & TENURE

The subject premises is available Freehold.

VIEWING

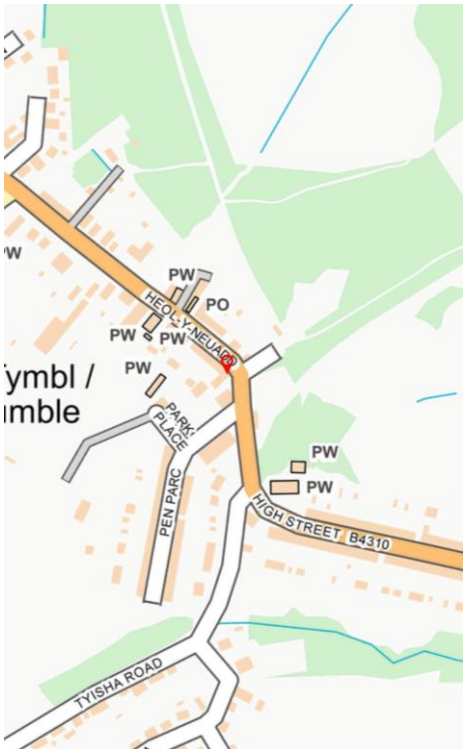
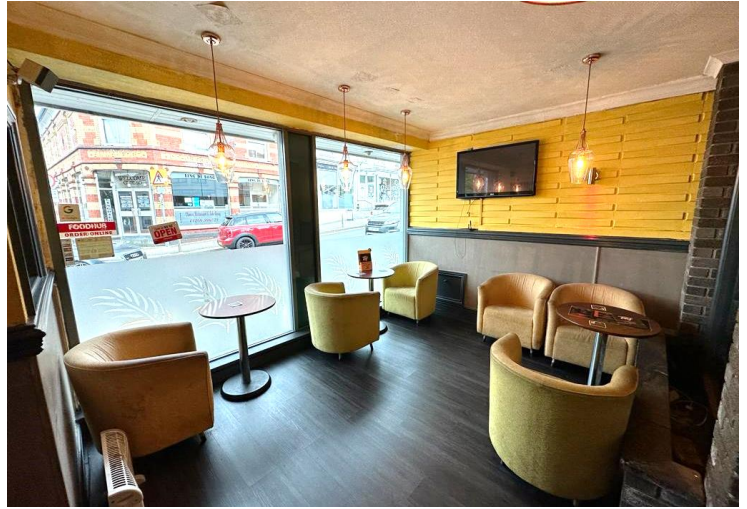
By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

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