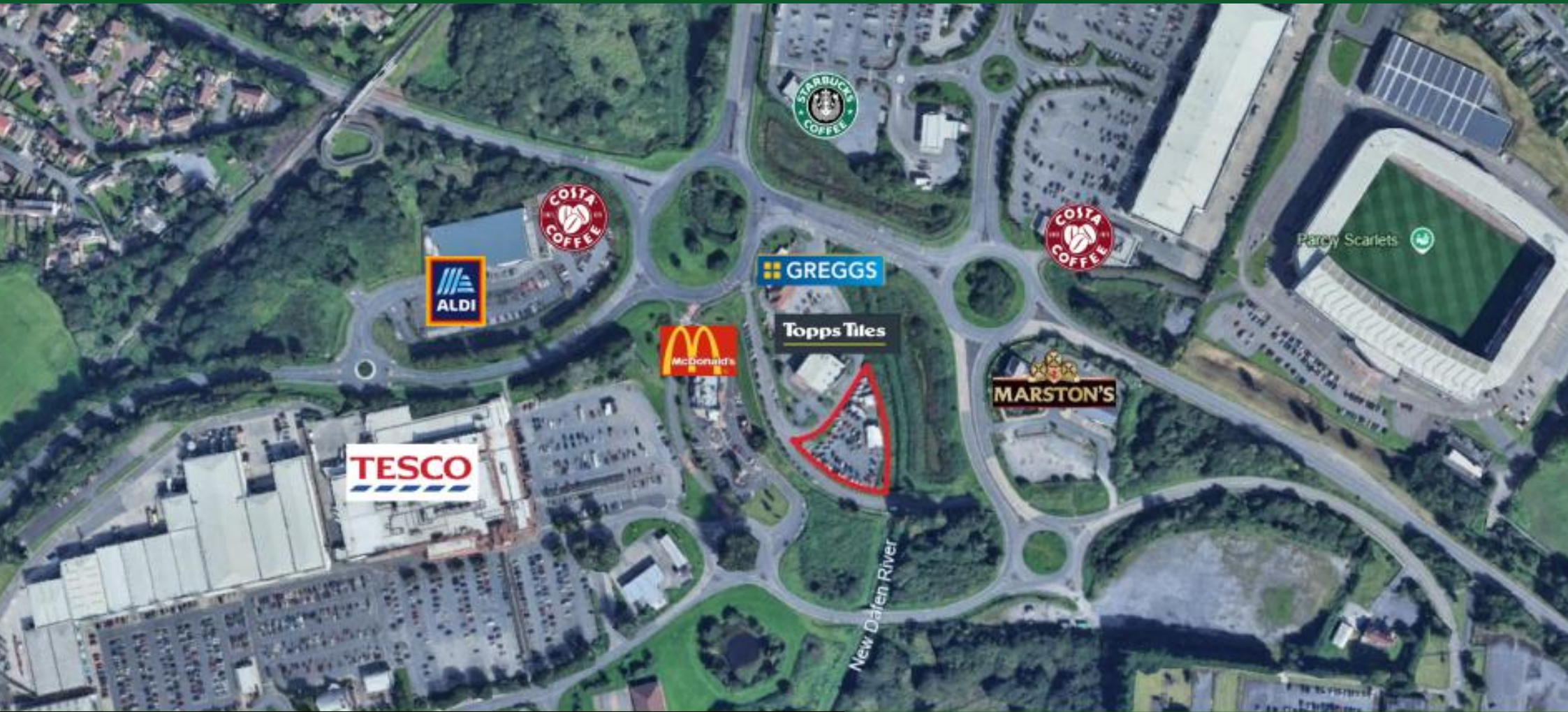


PRIME FORMER CAR SALES SITE

TROSTRE RETAIL PARK | LLANELLI | SA14 9UY



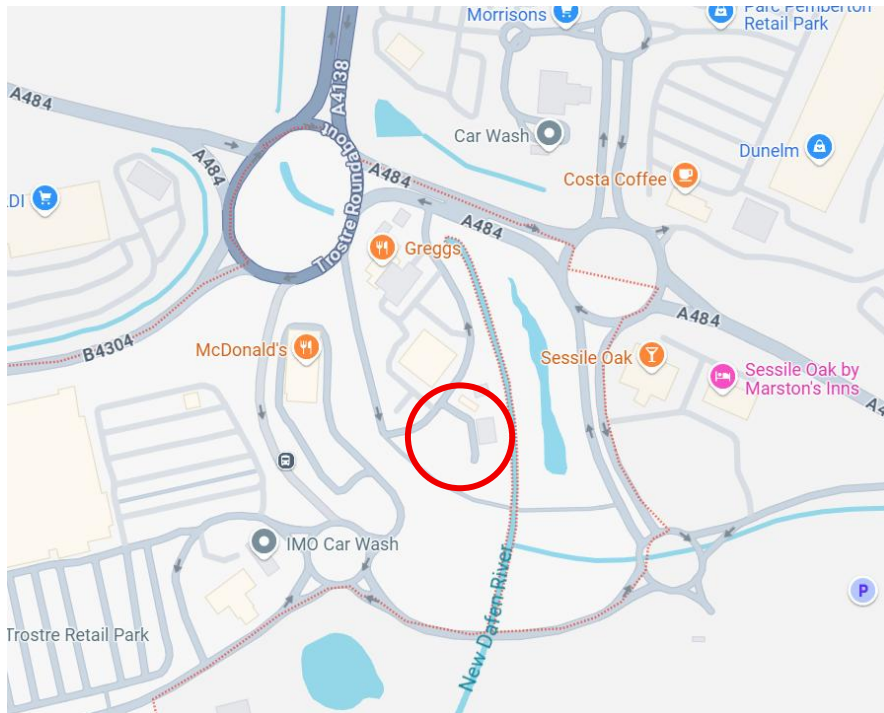
TO LET

- PRIME SITE, CURRENTLY TRADING AS CAR SALES
- SUITABLE FOR ALTERNATIVE USES (STANC)
- 2,405.83 SQ M (0.59 ACRES)
- OFFERS IN THE REGION OF £45,000 PAX

LOCATION

Trostre Retail Park is located in a prominent position overlooking the main Trostre roundabout in Llanelli.

Prominent occupiers include McDonalds, Morrisons, Costa and all main retailers on the Parc Trostre and Pemberton Park retail centres.



DESCRIPTION

An irregular shaped site which is located to the rear of the development housing Greggs, Sally Hair and Beauty, Topps Tiles and Deluxe Vapes. The site previously traded as a car and commercial vehicle sales site. The development has its own entrance off the main Trostre roundabout.

Consideration will also be given to develop the site by the landlord.

ACCOMMODATION

TOTAL:	2,405.83 sq m	0.59 acres
--------	---------------	------------

RATEABLE VALUE

Following an online enquiry with the valuation web site, the property has a rateable value of TBA.

UBR for Wales 205/26 is 0.568p in the £.

Interested parties are asked to verify this information and make direct contact with the local rating authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The site is available on new lease terms, open to negotiation.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a contribution to the maintenance of the external common areas of the site and access road, via a service charge payment.

ASKING RENT

£45,000 PAX

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

JASON THORNE

jason@huntandthorne.com

07387 188482

July 2025

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.