

UNIT 3 LLYS GLAS

PARC AMANWY | AMMANFORD | SA18 3EZ

**HUNT &
THORNE**

CHARTERED SURVEYORS

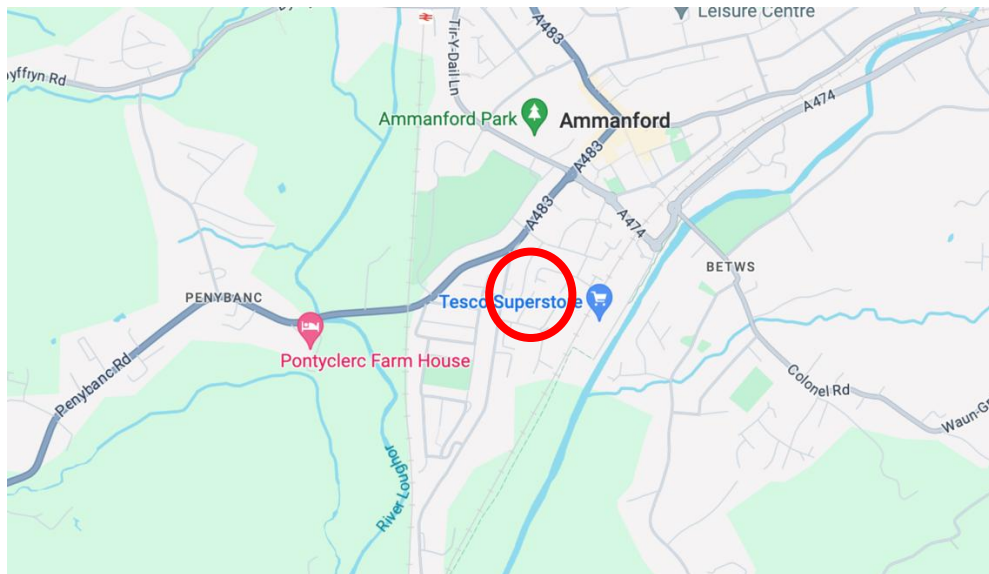


INDUSTRIAL TO LET

- ESTABLISHED TRADE COUNTER PREMISES
- FLEXIBLE TERMS
- GOOD ON-SITE CAR PARKING
- 965 SQ FT (89.70 SQ M)
- £9,600 PAX

LOCATION

The development is located within the Parc Amanwy Industrial Estate, accessed off New Road, in the town of Ammanford. The site benefits from being 5 miles from J49 of the M4 motorway.



DESCRIPTION

A terrace trade counter / light industrial building forming part of a seven-unit scheme, within a single portal frame construction, with walls of breeze block / facing brick, beneath a pitched alloy clad roof.

ACCOMMODATION

Total:	89.70 SQ M	965 SQ FT
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RATEABLE VALUE

We have been informed via an enquiry on the Valuation Office website, that the rateable value is £5,500.

UBR for Wales 2025/26 is 56.8p in the £.

Interested parties are advised to verify this information.

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 property is available on flexible lease terms.

RENT

£9,600 PAX

SERVICE CHARGE & BUILDING INSURANCE

The tenant to pay a service charge towards the maintenance of the external part of the estate and a contribution towards the building insurance premium payable on the property. This is currently £600 Plus VAT.

EPC

The property has an energy rating of E.
CN: 6808-3790-6535-2027-6800

VAT

All prices are quoted exclusive of VAT. VAT is payable.

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.

JASON THORNE

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MATTHEW SIMS

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07825 372503



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