

23 STATION ROAD

LLANELLI | CARMARTHENSHIRE | SA15 1AW

HUNT & THORNE
CHARTERED SURVEYORS

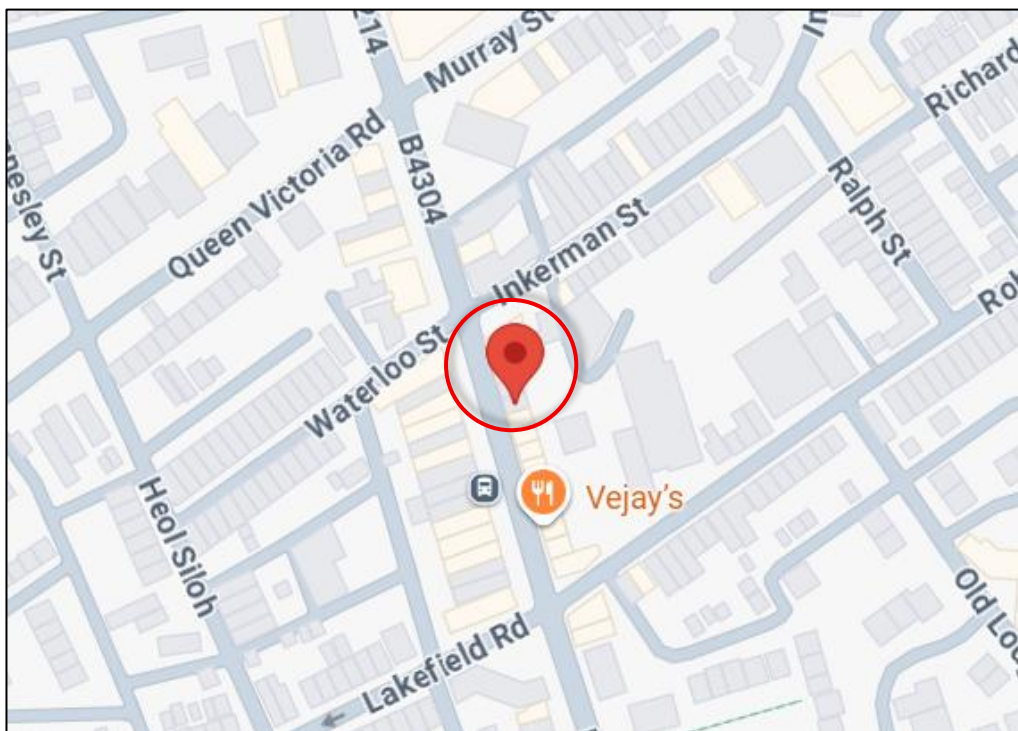


OFFICES TO LET

- FULLY REFURBISHED OFFICE BUILDING
- 1 REAR CAR PARKING SPACE
- FLEXIBLE TERMS
- 92.89 SQ M (1,000 SQ FT)
- ASKING RENT: £9,950 PAX

LOCATION

The property is located on Station Road, Llanelli, close to the junction with Murray Street and Queen Victoria Road, on the fringe of Llanelli town centre. The property is located in a mixed use area.



DESCRIPTION

The property was previously used as an office building and has been totally refurbished. The building comprises of a two-storey main building, two storey rear addition and two single storey flat roof additions. A car parking space exists to the rear of the premises.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	54.34	585
First Floor	38.55	415
Total	92.89	1,000

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.

VAT

All prices quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have made an online enquiry with the Valuation Office and the site is assessed as follows: £7,200.

UBR for Wales 2025/26 is 0.568 p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

ASKING RENT

Offers in the region of £9,950 pax.

LEASE TERMS

The property is available on new flexible lease terms.

BUILDING INSURANCE PREMIUM

The landlord to continue to insure the property and recover the premium cost from the tenant.

EPC

Energy Rating – C

CN: 3905-5289-9263-5491-3153

ANTI MONEY LAUNDERING REGULATIONS

Under new regulations ID documents must be provided by all tenants.

LEGAL COSTS

Each Party responsible for their own costs.

FURTHER INFORMATION

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

JASON THORNE

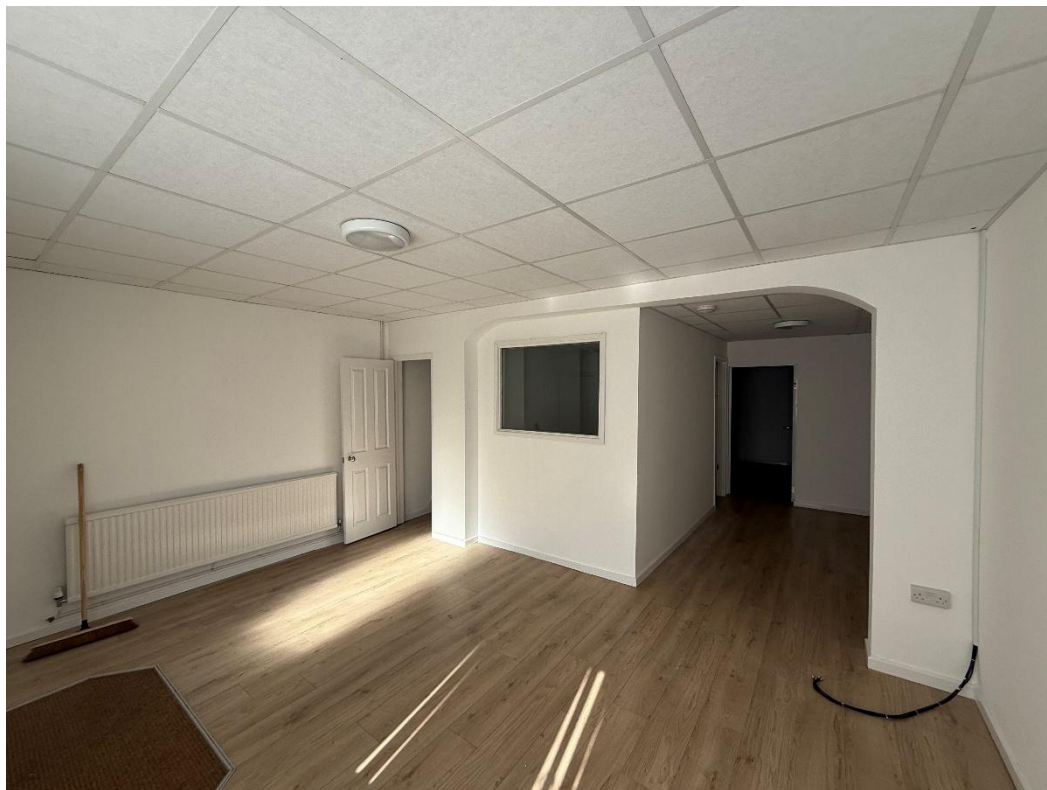
jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503



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.



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.