

UNIT 2, ST IVEL, LLANSTEFFAN ROAD

JOHNSTOWN | CARMARTHEN | SA31 3BP

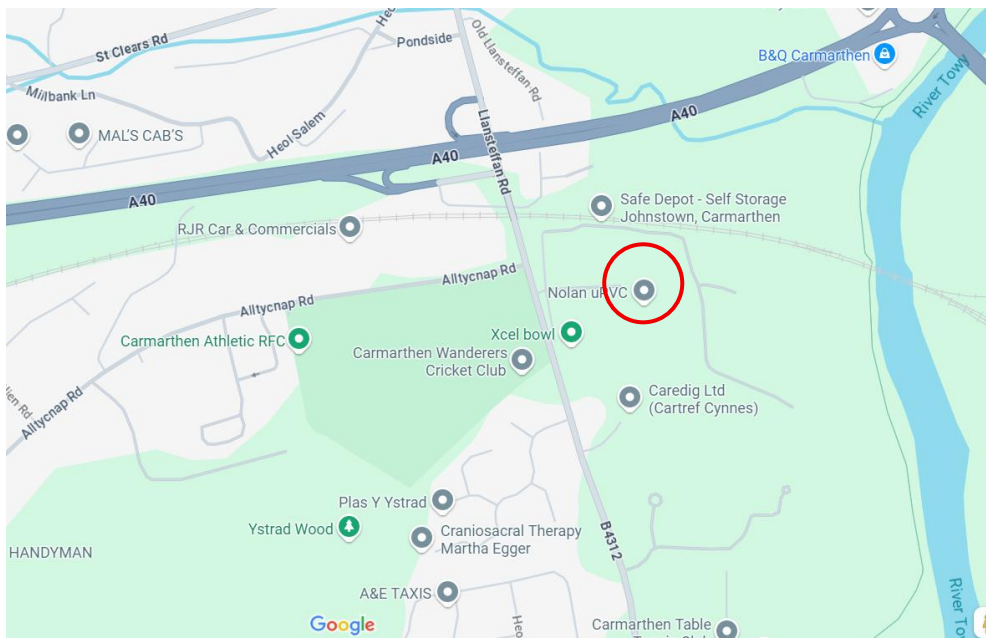


**TRADE COUNTER  
TO LET**

- TRADE COUNTER PREMISES
- LOCATED CLOSE TO THE A40 DUAL CARRIAGEWAY
- 421.74 SQ M (4,540 SQ FT)
- ASKING RENT: £20,500 PAX

## LOCATION

The property is located on St Ivel Park, accessed off Llansteffan Road, which is the home to Nolan uPVC, Xcel Bowl and other occupiers in the immediate area are Carmarthen Leisure Centre, Booker, Screwfix and LBS Builders Merchants. Good communications are provided to J49 of the M4 motorway, which is located approx. 12 miles east, via the A40 and A48 dual carriageway.



## DESCRIPTION

The unit forms part of a large, detached development, which is of steel portal construction, with elevations of brick / breeze block and alloy cladding construction. This unit is prominently located on the park, facing the inner access road, and adjacent to Nolan uPVC. The property has the following features:

- 6 car parking spaces.
- Roller door access.
- Minimum eaves to the higher bay area 5.93 m
- Minimum eaves to the lower area 3.07 m

## ACCOMMODATION

|               |             |             |
|---------------|-------------|-------------|
| <b>TOTAL:</b> | 421.74 sq m | 4,540 sq ft |
|---------------|-------------|-------------|

## RATEABLE VALUE

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

UBR for Wales 2026/27 is 0.502p 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 9LA

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 new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external part of the property and the external communal areas of the site. The landlord to continue to insure and recover the premium cost from the tenant.

## ASKING RENT

£20,500 PAX

## EPC

To be provided.

## 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.

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## FURTHER INFORMATION

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

### MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

### JASON THORNE

jason@huntandthorne.com

07387 188482

Or

**RICHARD THOMAS** of RDT Surveyors Tel. 07979 757610

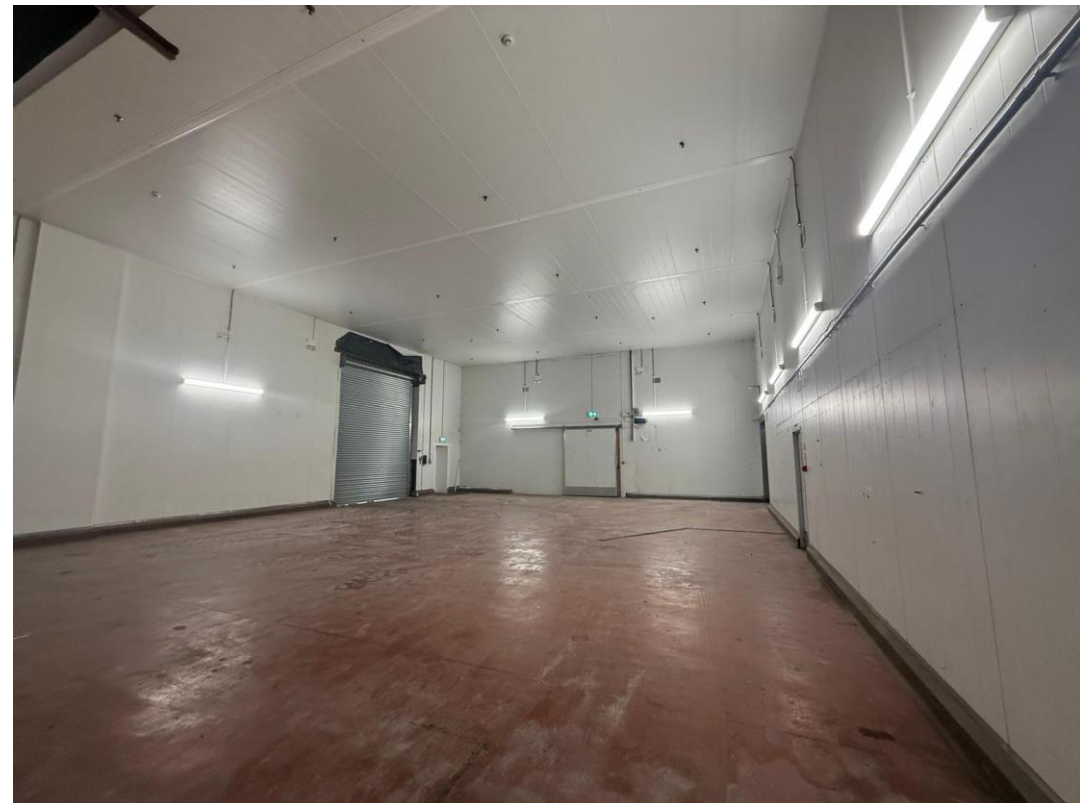
richard@rdtcs.com

June 2026

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