

32 STATION STREET

LLANELLI | CARMARTHENSHIRE | SA15 1AW

HUNT & THORNE
CHARTERED SURVEYORS

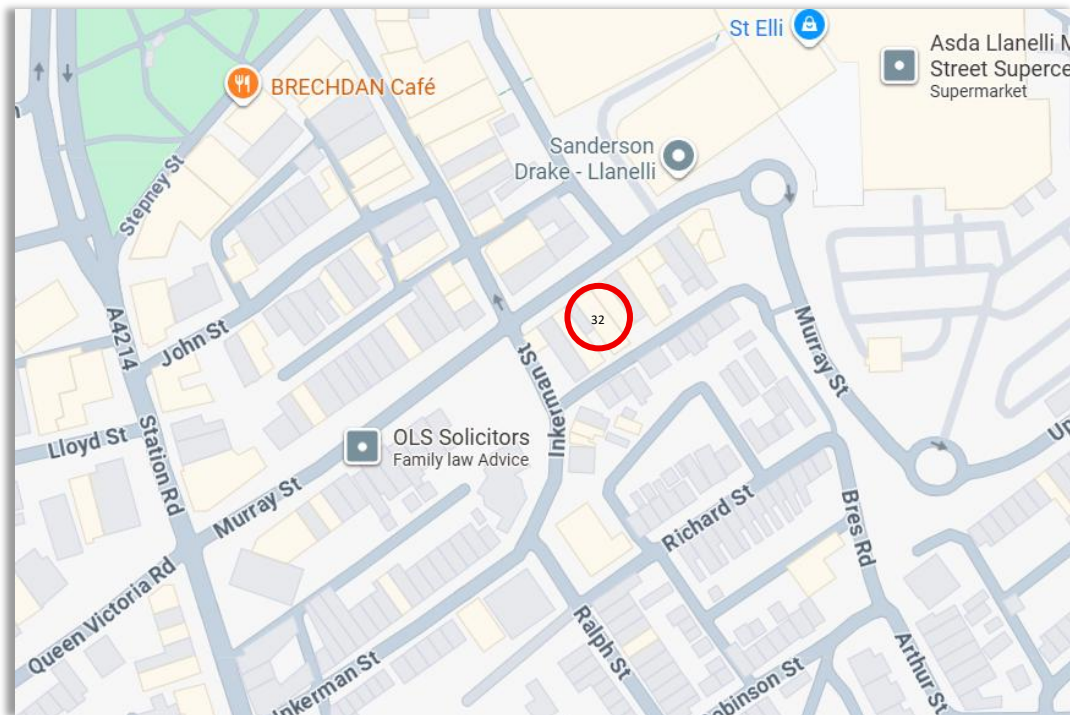


OFFICE PREMISES FOR SALE

- THREE-STORY PROPERTY CURRENTLY USED AS AN OFFICE BUT SUITABLE FOR A VARIETY OF COMMERCIAL USES
- PROMINENT TOWN CENTRE LOCATION WITH GOOD VISIBILITY AND ACCESS
- FREEHOLD PREMISES SOLD WITH VACANT POSSESSION
- LARGE DEDICATED PARKING AREA FOR UP TO 6 VEHICLES TO REAR OF PREMISES
- 153.36 SQ M (1,650 SQ FT)
- OFFERS IN THE REGION OF £195,000

LOCATION

The premises is located fronting Station Road which is a popular location within the professional / service sector of Llanelli Town Centre. Llanelli lies approx. 15 miles north-west of Swansea and 14 miles south of Carmarthen.



DESCRIPTION

The premises comprises well-presented ground floor retail space with ancillary kitchen along with first and second floor office accommodation, offering versatile space suitable for a variety of commercial uses. Benefiting from both front and rear pedestrian access, the property also includes a large private rear parking area with a secure roller shutter door.

ACCOMMODATION

GROUND FLOOR:	64.56 SQ M	695 SQ FT
FIRST FLOOR:	56.62 SQ M	609 SQ FT
SECOND FLOOR:	32.18 SQ M	346 SQ FT
TOTAL:	153.36 SQ M	1,650 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBC.

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

Interested parties are asked to verify this information, by directly contacting 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 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.

TENURE

The vendor has informed us the premises is held Freehold.

SALE PRICE

£195,000.

EPC

To be provided.

VAT

No VAT payable.

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 sole agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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MATTHEW SIMS

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07825 372503

November 2025



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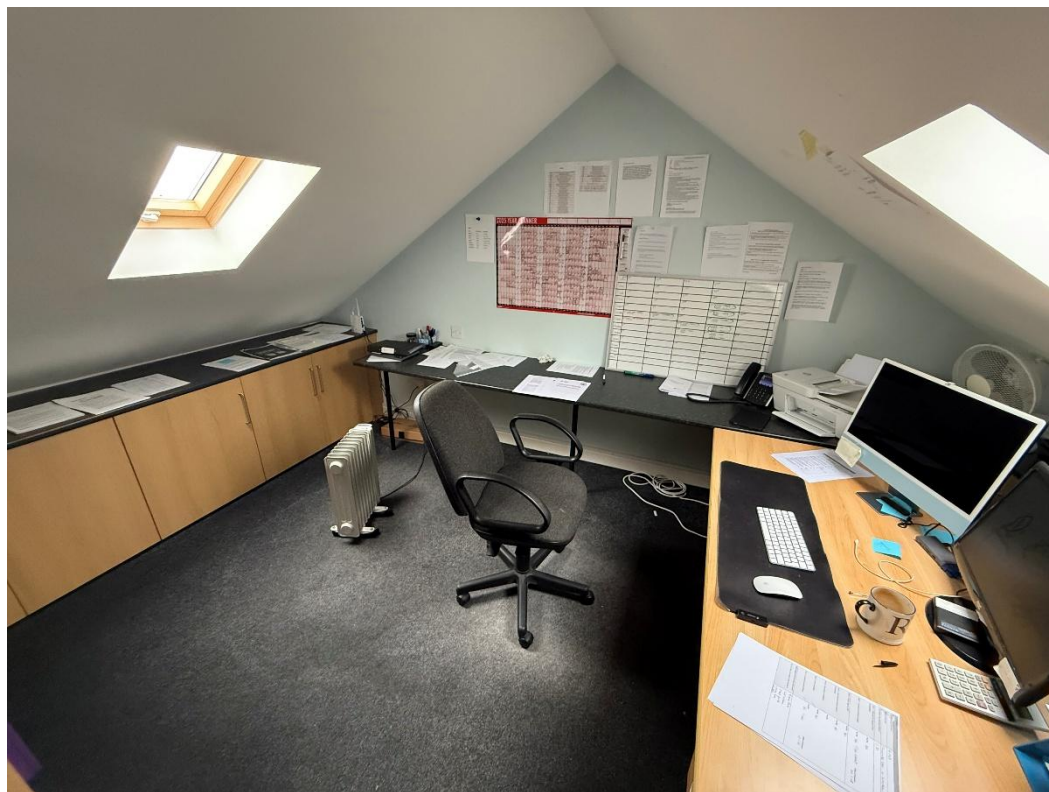
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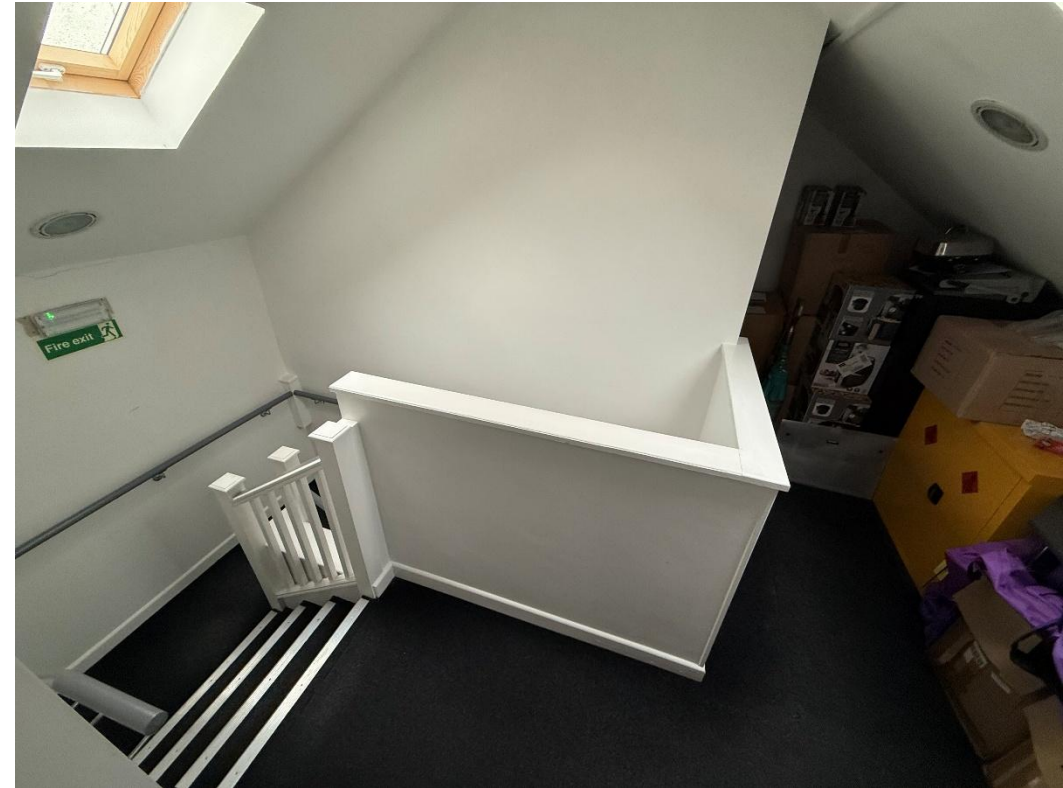
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