

NEW UNITS AT DAFEN BUSINESS QUARTER

GLOBE ROW | DAFEN, LLANELLI | SA14 8PA

HUNT & THORNE
CHARTERED SURVEYORS



RETAIL/TRADE COUNTER (STAND)

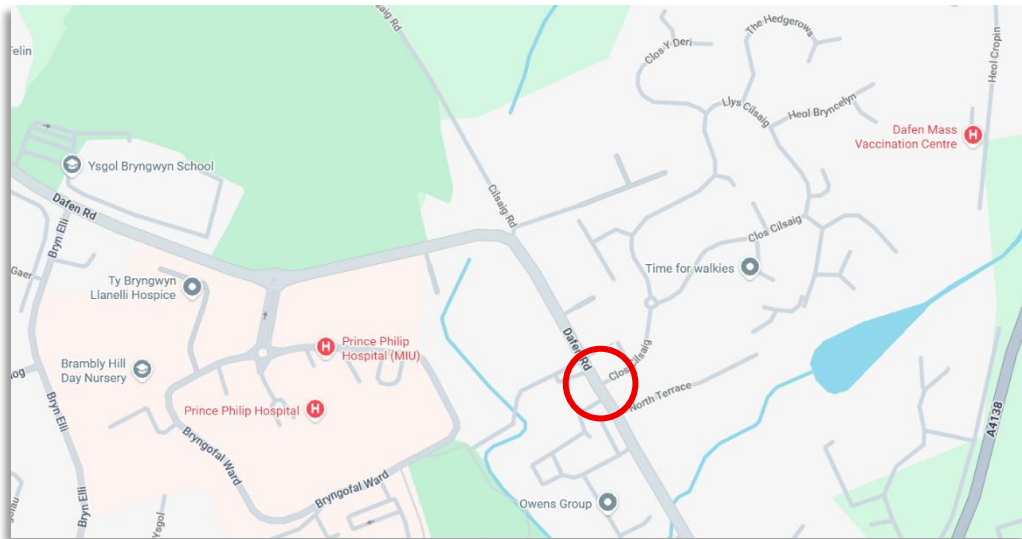
TO LET

- A FULLY REFURBISHED BUSINESS DEVELOPMENT
- PROMINENT MAIN ROADSIDE LOCATION
- GOOD ON-SITE CAR PARKING
- UNITS FROM 87 SQ M (936 SQ FT) TO 489 SQ M (5,264 SQ FT)
- RENT FROM £10,500 PAX

LOCATION

Dafen Business Quarter is located to the front of Llanelli Motor Company, fronting Globe Row, within the residential suburb of Dafen, a mixed residential and commercial location, to the north of Llanelli town centre and backing on to Prince Phillip Hospital. The site benefits from being only 3 miles south of J48 of the M4 motorway.

Prominent occupiers in the immediate area include Llanelli Motor Company, Milestone Vehicle Solutions, Owens Transport, Dyfed Steel, Enterprise Rent-A-Car, Toolstation, City Plumbing, Tile and Bath Co and Marelli Automotive.



DESCRIPTION

The front showroom of the development is to be totally refurbished with smooth cladding and glazed panels and split into nine individual business units, aimed at the retail, A3 and trade counter market (STANC). The external area of the estate will be developed, and car parking will exist to either side of the main building.

ACCOMMODATION

Please see attached the availability schedule confirming the size of the units on offer. At this early stage of the development, the landlord is open to negotiation to increasing the size of units.

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

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VAT

VAT will be payable on all payments.

LEGAL COSTS

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

RATEABLE VALUE

A new rateable value will be set on each unit by the Valuation Office. UBR for Wales 2025/26 0.568p in £.

LEASE TERMS

The units are available on new full repairing and insuring lease terms.

RENT

Please see the attached availability schedule.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

EPC

An EPC will be provided on completion of the division of the development.

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 letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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AVAILABILITY SCHEDULE

UNIT	Sq m	Sq ft	RENTAL	RV	S/C	BI	AVAILABILITY
1	112	1206	£21,708 pax	TBA	TBA	TBA	Jun-26
2	112	1206	£21,708 pax	TBA	TBA	TBA	Jun-26
3	265	2852	£28,520 pax	TBA	TBA	TBA	Jun-26
4	87	936	£12,500 pax	TBA	TBA	TBA	Jun-26
5	87	936	£10,500 pax	TBA	TBA	TBA	Jun-26
6	87	936	£10,500 pax	TBA	TBA	TBA	Jun-26
7	87	936	£10,500 pax	TBA	TBA	TBA	Jun-26
8	87	936	£10,500 pax	TBA	TBA	TBA	Jun-26

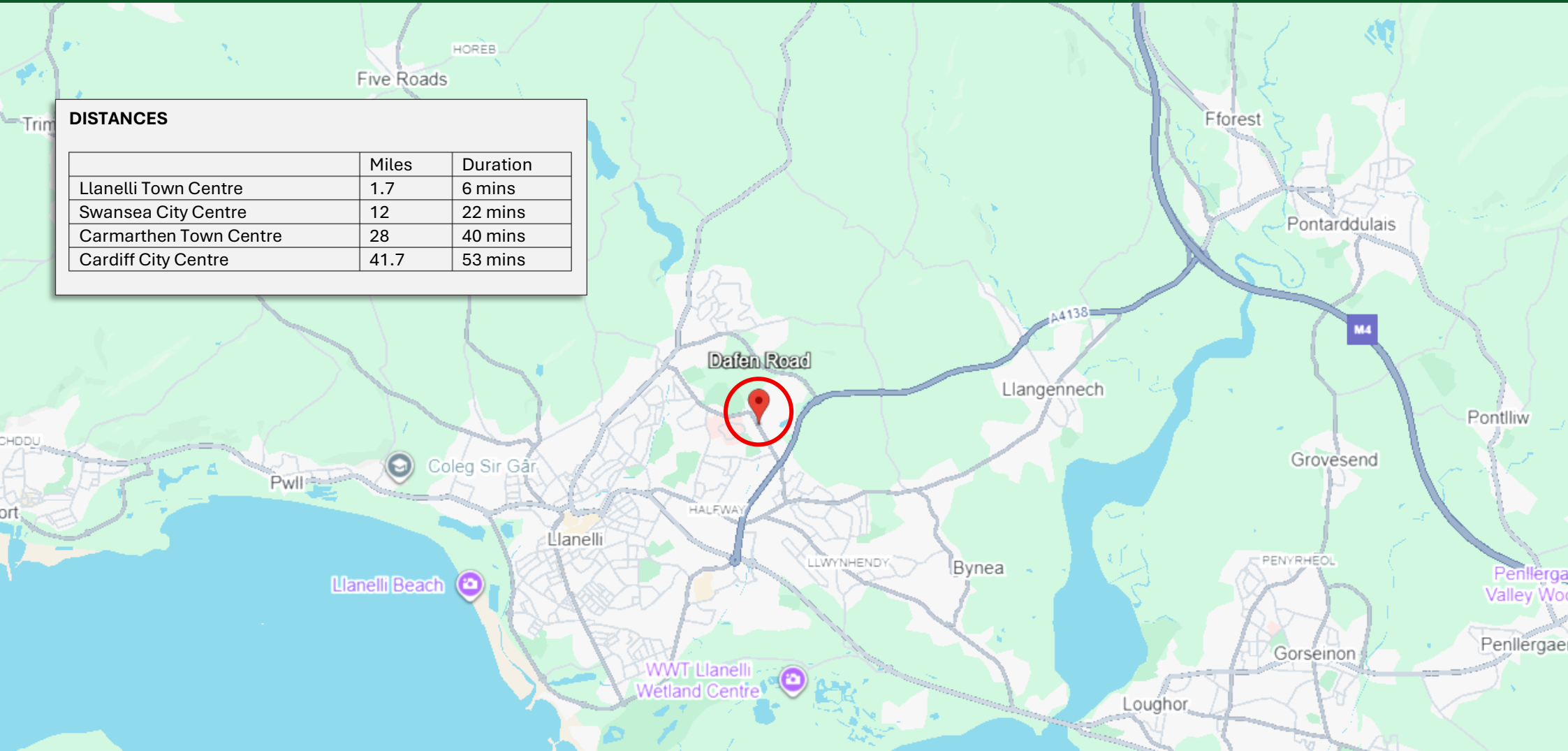
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DISTANCES

	Miles	Duration
Llanelli Town Centre	1.7	6 mins
Swansea City Centre	12	22 mins
Carmarthen Town Centre	28	40 mins
Cardiff City Centre	41.7	53 mins



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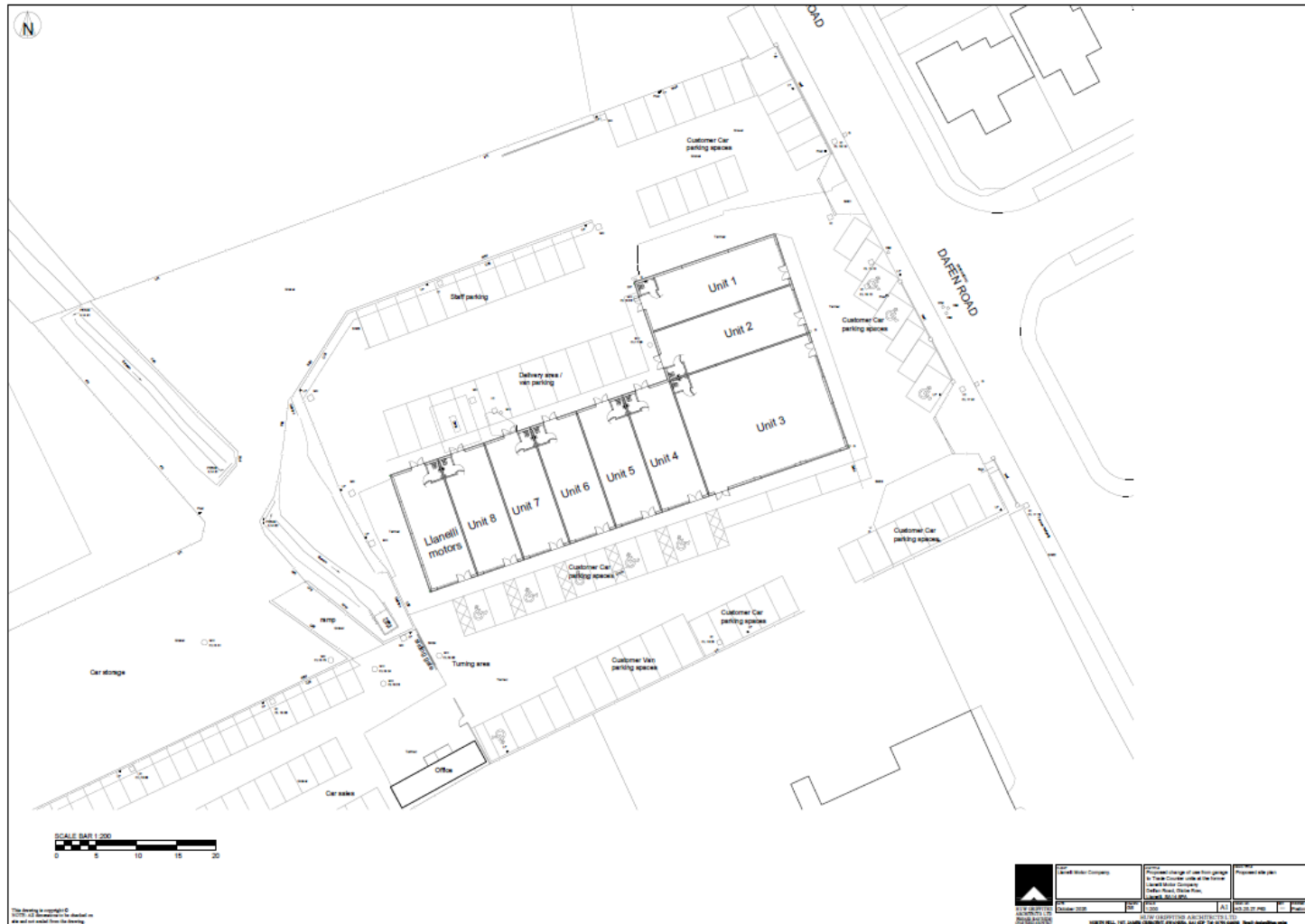
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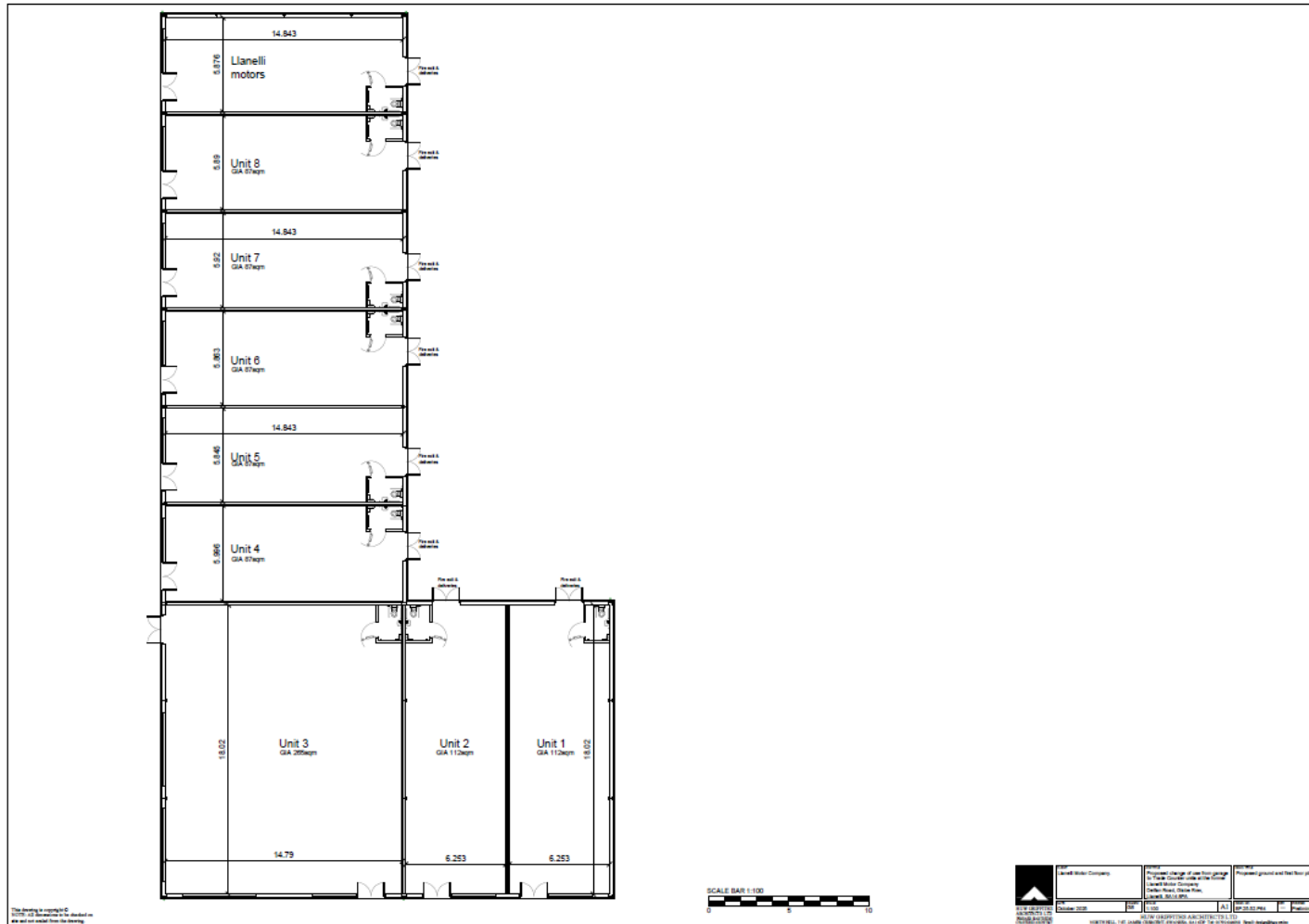
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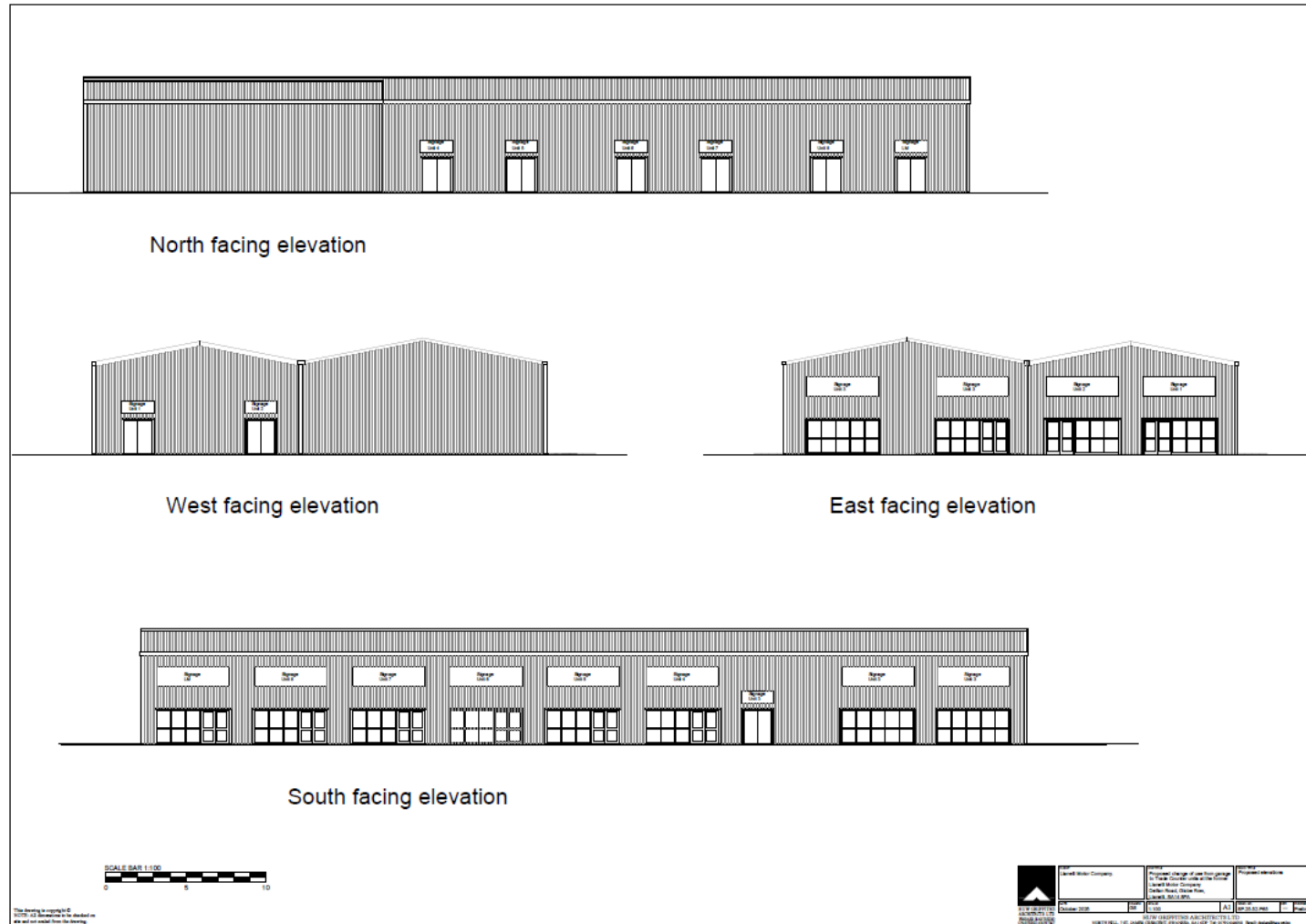
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