

TO LET

A2 RETAIL

6-7 Cross Inn Buildings, College Street,
Ammanford, SA18 3AL



- GROUND FLOOR RETAIL UNIT (FORMER BANKING PREMISES) WITH FIRST FLOOR ANCILLARY
- NET INTERNAL AREA: 158.23 SQ.M (1,703.18 SQ. FT.)
- SALES AREA OF 80.26 SQ.M (863.91 SQ. FT.) WITH NET FRONTAGE OF 6.92M
- PROMINENT POSITION ALONG MAIN INTERSECTION (MAIN A483)
- WITHIN CLOSE PROXIMITY TO PRIME RETAIL AREA OF AMMANFORD TOWN CENTRE

OFFERS IN THE REGION OF
£12,000 PA

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LOCATION

The premises is located along the prominent main road of College Street within Ammanford Town Centre.

The subject premises affords an easily accessible location, within close proximity to the recently developed Co-operative Supermarket store, while the main bus depot is approximately 200 yards away in an westerly direction.

Occupiers within the immediate vicinity also include Dominos Pizza, Jenkins, Lloyds Bank, and Boots while the pedestrianised area of Quay Street is a short walking distance from the premises.

Ammanford is served by the A483 and A474 roads and Ammanford local railway station is a stop on the Heart of Wales Line with trains to Llanelli and Swansea to the south and Shrewsbury to the north. We further advise that the main bus depot is also located directly opposite the subject premises.

DESCRIPTION

The subject property comprises a two storey, mid terraced, commercial premises, which forms part of a much larger block of similar retail units, situated along a prominent main road position fronting the main intersection within Ammanford town centre.

We note that the subject premises comprises a ground floor retail unit, which was previously occupied for use as a banking premises, accessed directly off the main pedestrian walkway to the front, via a standard sales display window entrance. The main sales area, which is stepped and masked slightly over the middle section of the main floor area is also supported by ancillary accommodation, comprising various smaller storage/ office rooms. The first floor, which can be accessed internally to the rear of the main sales area comprising three additional office rooms and various staff w.c. facilities.

No designated parking spaces appear to form part of the subject premises. However, we do note that the subject premises is located within an established trading position within the town centre and within close proximity to established public parking facilities, including the "Margaret Street" Pay and Display Public Car Park, which is less than 100 metres away in a north easterly direction.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Sales Area: 80.26 sq.m (863.91 sq. ft.)

Net Frontage: 6.92m (22'9")

Shop Depth: 9.30m (30'6")

Sales (ITZA): 56.58 sq.m (609.02 sq. ft.)

Ancillary: 35.82 sq.m (385.56 sq. ft.)

which briefly comprises the following.

Strong Room: 4.13m x 3.57m

Store Room: 1.71m x 3.48m

Office: 3.20m x 4.73m

FIRST FLOOR

Ancillary: 42.15 sq.m (453.70 sq. ft.)

which briefly comprises the following:

Office 1: 5.07m x 4.42m (L-Shaped)

Office 2: 5.06m x 4.57m.

Kitchenette: 1.18m x 1.91m

Ladies & Gents W.C. Facilities

comprising four separate toilet cubicles.

RATES

The subject property affords the following approximate dimensions and areas:

Rateable Value (2026): £7,400

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring Lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

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