

43 MURRAY STREET

LLANELLI | CARMARTHENSHIRE | SA15 1BQ

**HUNT &
THORNE**
CHARTERED SURVEYORS

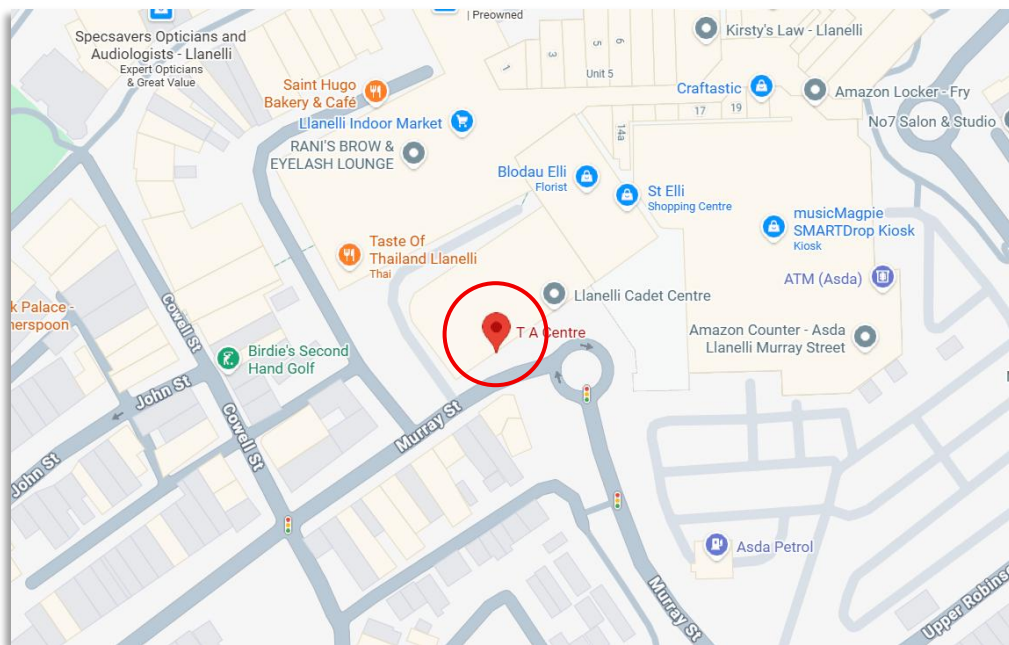


OFFICE FOR SALE

- PROMINENTLY LOCATED GROUND FLOOR OFFICE
- SELF-CONTAINED
- TOWN CENTRE LOCATION
- 69.53 SQ M (749 SQ FT)
- ASKING RENT: £7,500 PAX

LOCATION

The office suite is located fronting Murray Street which is a popular location within the professional/service sector of Llanelli Town Centre, backing on to the Asda development. Llanelli lies approx. 15 miles north-west of Swansea and 14 miles south of Carmarthen.



DESCRIPTION

The office forms part of the front of the ground floor of a three-storey premises, under a pitched concrete tiled roof.

ACCOMMODATION

- Front office room: 54.72 sq m (589 sq ft)
- Kitchen: 14.81 sq m (160 sq ft)
- TOTAL: 69.53 sq m (749 sq ft)

RATEABLE VALUE

Following an online enquiry on the Valuation Office web site, the property has a rateable value of: TBA

UBR for Wales 2026/26 0.502p 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

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LEASE TERMS

The property is available on new lease terms.

RENTAL

£7,500 pax

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

EPC

To be provided.

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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February 2026

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