

TO LET

A1/A2 RETAIL

18 John Street, Llanelli, SA15 1UH



- PROMINENT GROUND FLOOR RETAIL UNIT (FORMER POST OFFICE PREMISES)
- SALES AREA OF 178.84 SQ.M (1,925.03 SQ. FT.) WITH SHOP DEPTH OF 9.20M
- PROMINENT POSITION WITHIN LLANELLI TOWN CENTRE WITH A NET FRONTAGE OF 18.43M
- LOADING/ PARKING AREA TO THE REAR WITHIN THE ENCLOSED COMPOUND

OFFERS IN THE REGION OF
£15,000 PA

LOCATION

The premises is located along a prominent position fronting John Street, within Llanelli town centre.

This a mixed commercial location with nearby occupiers including financial services, retail and local businesses, and lies within easy walking distance of Stepney Street and the principal shopping area.

The area benefits from good accessibility, being close to key road routes, public transport links and town centre car parks, with bus stops nearby and Llanelli railway station within walking distance.

DESCRIPTION

The subject premises comprises a large stand-alone retail unit, measuring approximately **231.26 sq.m (2,489.29 sq. ft.)** in total, which is positioned along an established high street location within Llanelli town centre.

We advise that the subject premises was previously occupied for use as a post office store, which benefits from an open plan sales area with an internal width of approximately 18.43m.

The main sales area, which can be accessed off the main pedestrian walkway to the front over an entrance foyer, is also supported by ancillary accommodation to the side and rear, comprising various office, store rooms and a staff kitchen.

Additional staff w.c. facilities and a plant room is also located over the basement/ lower ground floor along the northwest corner of the building.

We also note that designated parking/ loading facilities are available over an enclosed compound to the rear, which is secured throughout by steel palisade fencing.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 225.40 sq.m (2,426.20 sq. ft.)

Sales Area: 178.84 sq.m (1,925.03 sq. ft.)
accessed via the entrance foyer, doors to the main sales area comprising an open plan layout.

Sales (ITZA): 140.98 sq.m (1,517.57 sq. ft.)

Net Frontage: 18.43m (60'5")

Shop Depth: 9.20m (30'2")

Ancillary 46.56 sq.m (501.17 sq. ft.)
which briefly comprises the following

Rear Office 1: 5.85m x 2.71m

Rear Office 2: 2.89m x 2.71m

Staff Corridor
accessed internally to the side of the main sales area, with doors to.

Staff Kitchen: 5.75m x 3.14m

Store Room: 1.40m x 3.45m

LOWER GROUND FLOOR

Net Internal Area: 5.86 sq.m (63.11 sq. ft.)

Ladies & Gents W.C. Facilities

Plant Room: 2.74m x 2.14m

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £17,250

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.

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

Energy performance certificate (EPC)

18 John Street LLANELLI SA15 1UH	Energy rating B	Valid until: 10 April 2033
		Certificate number: 3315-3628-2716-1647-0912

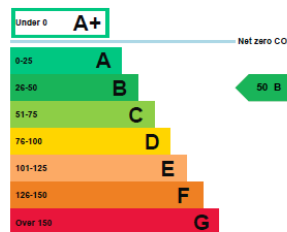
Property type	Retail/Financial and Professional Services
Total floor area	280 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

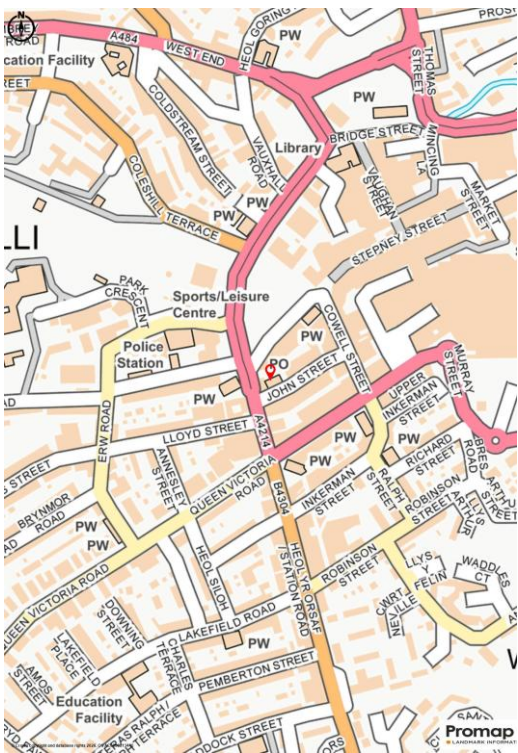
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	18 A
If typical of the existing stock	85 D

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