

FOR SALE

D1 USE CLASS

86 Ann Street, Llanelli, SA15 1TE



- A LARGE TWO STOREY FORMER CRECHE/ DAY NURSERY AND COMMUNITY USE BUILDING WITHIN LLANELLI TOWN CENTRE
- GROSS INTERNAL AREA OF 214.90 SQ.M (2,313.18 SQ. FT.) ARRANGED OVER TWO FLOORS
- SUITABLE FOR OWNER OCCUPATION, INVESTMENT OR POTENTIAL REDEVELOPMENT (STP)
- LARGE ENCLOSED COURTYARD AREA TO REAR WITH PARKING FOR 4-6 VEHICLES
- PENDING APPLICATION FOR CONVERSION TO FOUR SELF-CONTAINED FLATS (REF: PL/08858)

OFFERS IN THE REGION OF
£149,500 OR £12,000 PA

LOCATION

The property occupies a prominent corner position fronting Ann Street, close to its junction with Llys y Morwr, within an established and predominantly residential area of Llanelli.

Llanelli town centre is located within relatively close proximity and provides a range of shops, professional services, leisure facilities and public transport connections. Llanelli Railway Station and the main town centre bus routes are also readily accessible.

The surrounding road network provides convenient access to the A484, which connects Llanelli with Swansea to the east and Carmarthen to the west, while onward access to the M4 motorway is available at Junction 48 via the A4138.

DESCRIPTION

The subject premises comprises a substantial size two-storey commercial property, which we have been advised was originally occupied for use as a licenced premises but has since been converted to comprise a creche/ day nursery (D1 Use Class).

At present the subject premises is currently unoccupied, with the internal accommodation comprising a number of interconnecting open plan rooms at ground floor level, supported by various w.c. facilities (including a disabled toilet) and a large kitchen. The remaining accommodation arranged over the first floor benefits from a much larger open plan area, which has been subdivided in part to comprise a small kitchenette, w.c. facilities (a former bathroom) and three office rooms.

Internally, the accommodation benefits from a mixture of carpet, laminate and vinyl floor coverings, painted and plastered wall finishes, fluorescent and recessed lighting, perimeter power and data points, gas-fired central heating and some air-conditioning.

Externally, the property benefits from a substantial enclosed rear area incorporating a former outdoor play/amenity space and a gated surfaced yard capable of accommodating approximately 4-6 vehicles. Vehicular access is available from the adjoining estate road.

The accommodation extends to approximately **214.90 sq.m (2,313.18 sq. ft.) Gross Internal Area** and is considered suitable for a range of office, community, training, childcare or alternative commercial uses, subject to obtaining any necessary statutory consents.

The property also offers potential for residential conversion, with a planning application currently under consideration for four self-contained flats and a first-floor rear extension (Planning Reference: PL/08858).

ACCOMMODATION

The property provides the following approximate areas:

GROUND FLOOR

Gross Internal Area: 131.96 sq.m (1,420.41 sq. ft.)

Entrance Foyer
with access to.

Disabled W.C. Facilities

Reception Area: **6.89m x 7.21m**
subdivided by demountable partitioning to accommodate two principal commercial areas, with access to.

W.C. Facilities

Rear Office/ Reception: **4.86m x 6.45m**
comprising entrance foyer with access over the side elevation, doors to store cupboard.

Rear Stairwell

with fire escape door to rear courtyard, stairs to first floor, access to.

Staff Kitchen: **3.35m x 6.07m**
fitted with a range of wall and base units, etc. door to rear courtyard.

External Store Area: **2.70m x 2.07m**
accessed externally off the rear courtyard.

FIRST FLOOR

Gross Internal Area: 82.94 sq.m (892.81 sq. ft.)

Landing

with stairs to ground floor, doors to.

Private Office: **4.75m x 3.27m**
with fire escape door and external stairwell to rear courtyard.

Main Office Area: **6.33m x 6.98m**
comprising an open plan layout with access to.

Kitchenette: **2.37m x 1.93m**

Store Room: **2.27m x 1.92m**

W.C. Facilities

RATES

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

Rateable Value (2026): £13,000

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

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.

Rates relief for small business in Wales 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.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The subject premises is available Freehold to be sold with vacant possession. Alternatively, the premises is available by the way of a new effective full repairing and insuring occupational lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

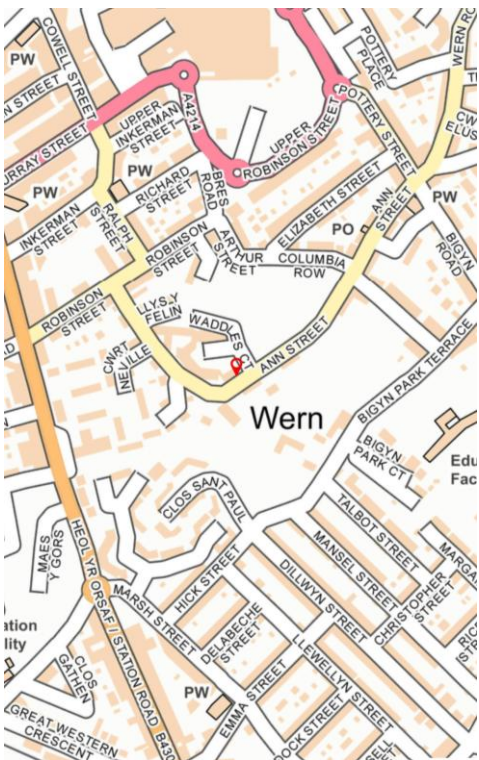
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



Front Reception Area (Ground Floor)



Rear Reception Area (Ground Floor)



Open Plan Office (First Floor)



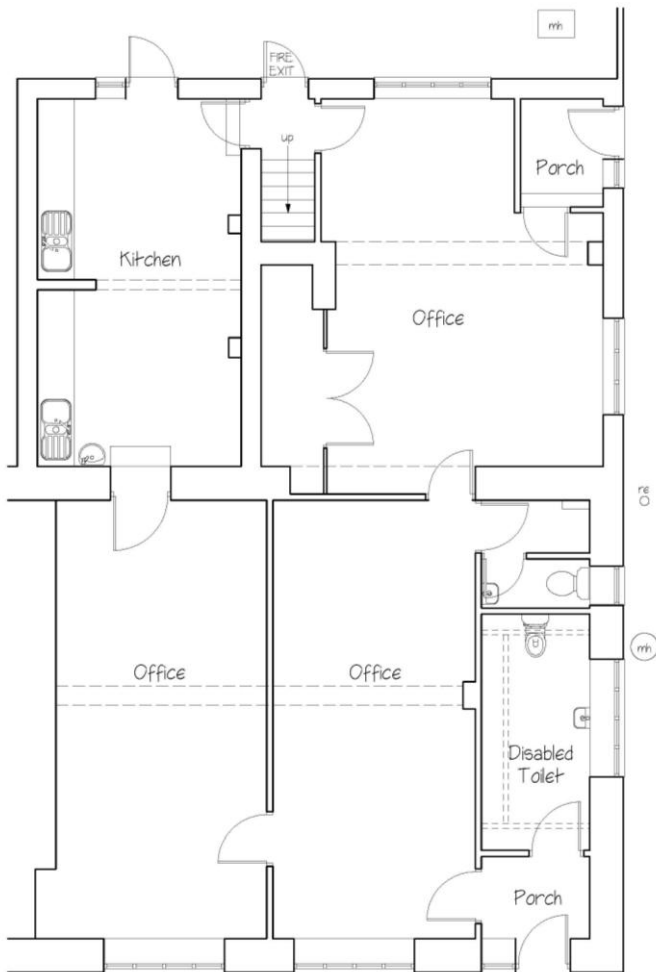
Staff Kitchen (Ground Floor)



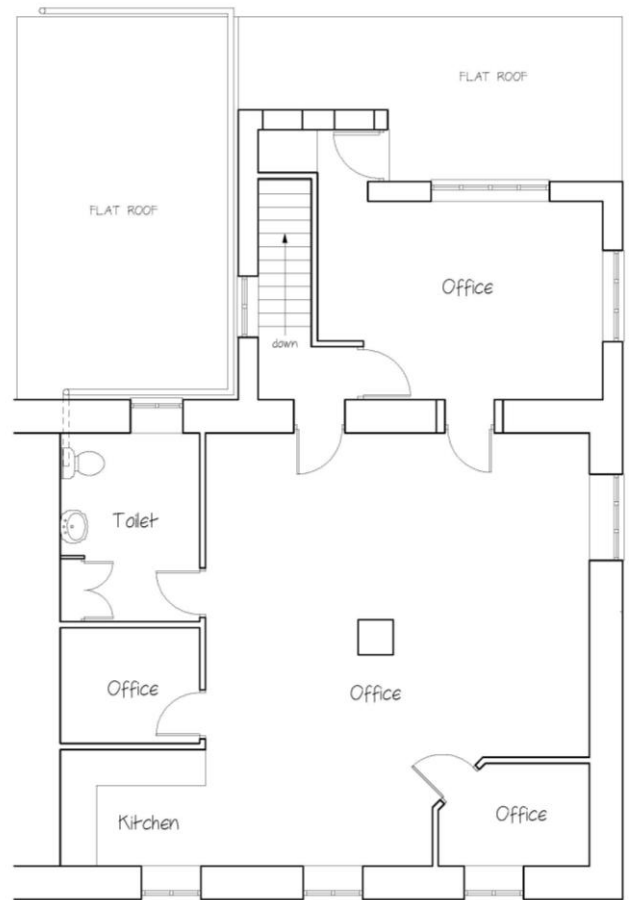
Private Office (First Floor)

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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Rear Courtyard

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Side Elevation/ Street View

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